

NOTICE & AGENDA

Notice is hereby given that the Town Council of Elk Ridge will hold a regular Town Council Meeting on Tuesday, January 13, 1998, with the Council Work Session at 7:00 P.M., followed by the regular Council Meeting at 8:00 P.M. The meeting will be held at the Elk Ridge Town Hall, 80 E. Park Drive, Elk Ridge, Utah.

- 7:00 P.M. - COUNCIL WORK SESSION:
Proposed Annexation/Carter Construction
Discussion
COPS Grant Update/Discussion of Estimated Costs
Town Council/Dept. Interests
- 8:00 P.M. - REGULAR COUNCIL MEETING AGENDA ITEMS:
8:00 Invocation and Pledge of Allegiance
8:05 Approval of Agenda Time Frame
8:10 Re-Appointment of Town Officers
8:15 Town Meeting Schedule/1998
8:20 Ordinance/Zone Map Amendment (McIntire Lot)
Previously Approved
8:25 Resolution/Amended Fee Schedule (Excavation Fee)
8:30 Expenditures:
General:
COPS Grant/Police Protection...Estimated Costs
List of Expenditures-Dec., 1997
9:40 Approval of Minutes of Previous Meeting
9:45 Adjournment

The times listed for each item which appears on the agenda may be accelerated if time permits. All interested persons are invited to attend.

Dated this 8th day of January, 1998.


Town Clerk

*Handicap Access, Upon Request. (48 Hours Notice)

CERTIFICATION

I, the undersigned, duly appointed and acting Town Clerk for the municipality of Elk Ridge hereby certifies that a copy of the foregoing Notice of the Agenda was faxed to the Payson Chronicle, 145 E Utah Ave, Payson, Utah and mailed to each member of the governing body on January 8, 1998.


Town Clerk

ELK RIDGE
TOWN COUNCIL MEETING
January 13, 1998

TIME & PLACE
OF MEETING

The regular meeting of the Elk Ridge Town Council was held on Tuesday, January 13, 1998. The Council Work Session began at 7:00 PM with the regular Town Council Meeting starting at 8:00 PM. The meeting was held at the Elk Ridge Town Hall, 80 E. Park Drive, Elk Ridge, Utah.

Notice of time, place and Agenda of this meeting was provided to the Payson Chronicle and to each member of the governing body by mailing a copy to each on January 8, 1998.

ELK RIDGE TOWN COUNCIL
WORK SESSION

ROLL CALL

Mayor Ingram, Councilmembers Brent Bluth, Vernon Fritz, Gary Bowen, Pamela Stanger; Corbin Carter, Ken Carter, Rob McGovern, Jim Nicolet, Ernestine Folks, and Jan Davis.

PROPOSED
ANNEXATION
CARTER
CONSTRUCTION

Mr. Corbin Carter spoke to the Council about the feasibility of an annexation of 50-70 acres on 1600 West and Goosenest Drive. (Page Property) Mr. Carter is interested in developing the property with larger lots (probably ½ acre with "upper end" homes), and want to know of the Council's concerns for improving that area of Town and if the Council will even be accepting petitions for annexations into Elk Ridge.

Mr Carter indicated that, in the process of development, they wants to work cooperatively with the Town. Example: they would be willing to extend the water/sewer lines to be accessible to the Goosenest area in exchange for help from the Town.

Councilmember Fritz asked for the definition of "help".

Mr. Carter said: "For the Town to allow development in that area."

Councilmember Fritz asked how many homes are projected for that area.

Mr. Carter said perhaps 100-114 homes (with consistency in home type and value) - Also park/recreation areas. Councilmember Bowen pointed out that water rights would have to be arranged.

ELK RIDGE TOWN COUNCIL WORK SESSION - 1-13-98 CONT

The possibility of restrictive covenants were discussed, since that is the entrance to Elk Ridge.

The fact that the property just south of that parcel is zoned "Commercial" is not a problem with the developers.

Councilmember Fritz stated some concerns:

1. The size of the annexation would increase the Town by about 25%.
2. Current well capacity is good for another 5-8 years.
3. The cost of maintaining another 100-115 homes.

Other concern:

1. Pressure reducing station would have to be included.

The Mayor would like the time to think about the issues and for the Council to discuss their concerns. This discussion will be placed on the Town Council agenda for January 27, 1998.

They were directed to come to the Council by the Plan Review Committee to find out if it is ever feasible to consider this annexation prior to the developers putting financing into the project. There is a Growth Management Plan being considered by the Planning Commission which must also be taken into consideration.

COPS GRANT UPDATE

Mayor Ingram said that Mayor Jacobson was working on a grant to assist in funding the hiring of an additional police officer in Salem City to service Elk Ridge and increase the Town's Police protection.

The COPS program is federally supported. Up to \$75,000 can be requested for a three year period of time (\$25,000/year). This money can be applied to improve the Town/City's police force.

The thought is to join with Salem City; however, Salem does not have enough officers and services to include Elk Ridge. The Town can, through the COPS Grant, purchase an officer for Salem City that would be servicing Elk Ridge (40 hrs./week). The officer would be paid through the COPS Grant

ELK RIDGE TOWN COUNCIL WORK SESSION - 1-13-98 CONT

and the Town would make up any difference. The Town would also be responsible for the purchase and maintenance of a vehicle. Preliminary figures seem fairly manageable:

\$25,000	COP GRANT
<u>11,000</u>	From Town
<u>\$36,000</u>	+ cost of the vehicle (one time cost)

Mayor Ingram met with Mayor Brailsford (Salem) and was given additional costs (Administrative) amounting to \$20,000. This would increase the \$36,000 to \$56,000 and the vehicle (approximately \$25,000)

This seems to the Mayor cost prohibitive.

Option:

For the Town to stay with Utah County Sheriff Dept., and increase the patrol time and require logs on the time spent patrolling the Town.

The Mayor to meet with Utah County on 1-14-98. There is the opportunity to apply for the grant next year. Councilmember Stanger will look into possibility of police service through the Payson City Council. (In the past, Payson City has not favored the idea.)

TOWN COUNCIL/
DEPT.
INTERESTS

Mayor Ingram wanted to know the Council's individual feelings about where and how they would like to serve in their offices. Assignments have not been made yet and any input about procedures.

Councilmember Bluth said he was willing to serve in any capacity. Suggestion: When there are Ordinance and Resolutions to be considered, or other material he would like enough time to discuss and consider the information prior to taking action on the material. He would like honest input from all Councilmembers.

Mayor Ingram described himself as "task-oriented" and does not want to waste either his or the Council's time. He wants orderly, but informed meetings. Due to the time, the discussion will continue after the regular Session begins.

ELK RIDGE
TOWN COUNCIL MEETING
January 13, 1998

TIME & PLACE OF MEETING The regular meeting of the Elk Ridge Town Council was held on Tuesday, January 13, 1998. The Council Work Session began at 7:00 PM with the regular Town Council Meeting starting at 8:00 PM. The meeting was held at the Elk Ridge Town Hall, 80 E. Park Drive, Elk Ridge, Utah.

Notice of time, place and Agenda of this meeting was provided to the Payson Chronicle and to each member of the governing body by mailing a copy to each on January 8, 1998.

ROLL CALL Mayor Ingram, Councilmembers Brent Bluth, Vernon Fritz, Gary Bowen, Pamela Stanger; Ernestine Folks, Toni Liechty and Jan Davis.

INVOCATION & PLEDGE OF ALLEGIANCE Invocation by Gary Bowen

DISCUSSION OF COUNCILMEMBERS Vernon Fritz' concerns:
1) Feels the council should be responsive to the citizen's concerns.
2) Consistent application of requirement for compliance to policies, ordinances - including the monitoring of the development process.
In favor of ending meetings on time with adequate discussion, where needed with information presented in a brief/organized manner.

Pam Stanger: As a newly elected official she is still forming her vision of her duties in office. However, she expressed concern about animal control and control of growth to maintain the Town's rural atmosphere, as well as police protection.

Gary Bowen: He has experience with Planning/Zoning. He served, in the past, on Payson's Planning Commission and has recently served on Elk Ridge's Planning Commission. He is in plumbing and heating and has experience with the Water/Sewer Depts. Vision for Council: Agrees with meetings being on schedule. He has concerns about future water sources and expressed having a problem with annexations in general, except perhaps in certain areas. He is against the

ELK RIDGE TOWN COUNCIL MEETING - 1-13-98 CONT

current residents being taxed too much for future growth.

Mayor Ingram stated concern for Community needs:

- 1) Roads (Wants them cleared and accessible)
- 2) Water (to meet the citizen's needs)
- 3) Quality Development

Town Council assignments will be made at the next Town Council Meeting.

PLANNING
COMMISSION/
CAPITAL
FACILITIES PLAN

Ernestine Folks explained her duties as the Plan Coordinator to the Councilmembers. On January 22, 1998 there will be a Planning Commission meeting that the Town Councilmembers are invited to.

MEMO

DATE: JANUARY 12, 1998
TO: ELK RIDGE TOWN COUNCIL
FROM: PLANNING COORDINATOR, ERNIE FOLKS
SUBJECT: PLANNING COMMISSION MEETING ON JANUARY 22, 1998

ANDREW JACKSON FROM MOUNTAINLAND ASSOCIATION OF GOVERNMENTS HAS BEEN ASKED TO WORK WITH THE PLANNING COMMISSION TO PROVIDE AN ACCEPTABLE, LEGAL IMPACT FEE STUDY FOR (1) STORM WATER, DRAINAGE AND FLOOD CONTROL FACILITIES AND (2) PARKS, RECREATION FACILITIES AND OPEN SPACE. ANDREW WILL BE TO THE NEXT PLANNING COMMISSION MEETING ON JANUARY 22, FROM 6 P.M. TO 7 P.M.

ANDREW WILL ALSO PROVIDE HIS TECHNICAL ASSISTANCE WITH THE CREATION OF OR IMPROVEMENTS TO A CAPITAL IMPROVEMENTS PROGRAM WHICH IS AN ESSENTIAL COMPONENT TO A GROWTH MANAGEMENT POLICY.

THE PLANNING COMMISSION WOULD LIKE FOR THE TOWN COUNCIL TO BE PRESENT AT THIS MEETING.

ALSO SCHEDULED FROM 7 P.M. TO 7:30 P.M. IS BERT MIKESELL FROM STRAWBERRY ELECTRIC WATER SERVICE DISTRICT WHO WILL DISCUSS FUTURE PLANS STRAWBERRY HAS FOR

ELK RIDGE TOWN COUNCIL MEETING - 1-13-98 CONT

ELK RIDGE. THIS SHOULD BE VERY INFORMATIVE TO THE COUNCIL AS WELL AS THE PLANNING COMMISSION. HE SHOULD ALSO BE ABLE TO ANSWER ANY QUESTIONS WE MIGHT HAVE. HOPEFULLY, YOU WILL BE ABLE TO ATTEND.

APPROVAL OF
AGENDA TIME
FRAME

MOTION WAS MADE BY BRENT BLUTH SECONDED BY GARY BOWEN TO MOVE THE AGENDA TIME FRAME DOWN ½ HOUR, STRIKING THE 9:40 ITEM.
VOTE: YES- (5).

RE-APPOINT
TOWN OFFICERS

MOTION WAS MADE BY BRENT BLUTH SECONDED BY GARY BOWEN TO RE-APPOINT TOWN OFFICERS:
TOWN CLERK - JANICE DAVIS
DEPUTY TOWN CLERK - COLLEEN LIECHTY
TREASURER - LINDA COOPER
VOTE: YES- (5).

TOWN MEETING
SCHEDULE

MOTION WAS MADE BY PAM STANGER SECONDED BY VERNON FRITZ TO ACCEPT THE TOWN MEETING SCHEDULE AS OUTLINED: TOWN COUNCIL: (2ND & 4TH TUESDAYS/MONTH) JAN 13, 27; FEB 10, 24; MAR 10, 24; APR 14, 28; MAY 12, 26; JUN 9, 23; JUL 14, 28; AUG 11, 25; SEP 8, 22; OCT 13, 27; NOV 10, 24; DEC 8.
PLANNING COMMISSION: (4TH THURSDAY/MONTH) JAN 22; FEB 26; MAR 26; APR 23; MAY 28; JUN 25; JUL 23; AUG 27; SEP 24; OCT 22; NOV DATE TO BE ANNOUNCED; DEC NO MEETING.
VOTE: YES- (5).

ORDINANCE/
ZONE MAP
AMENDMENT

Review: A lot purchased by Mr. and Mrs. McIntire in the Oak Bluff Subdivision, Plat B was combined with property lying outside of not only the subdivision, but the designated zone, as well. There was a public hearing on the proposed extension of the R-1-15,000 zone to include this additional parcel of land. The Council approved the Zone Map change by motion. The ordinance amending the Zone Map was not ready at the time. This ordinance, then, formalizes the prior approval.

MOTION WAS MADE BY MAYOR INGRAM SECONDED BY GARY BOWEN TO APPROVE THE ORDINANCE AMENDING THE DEVELOPMENT CODE OF ELK RIDGE, UTAH AND THE ZONE MAP TO EXTEND THE R-1-15,000 ZONE TO INCLUDE THE

ELK RIDGE TOWN COUNCIL MEETING - 1-13-98 CONT

PARCEL OF GROUND (DESCRIBED IN THE ORDINANCE)
PURCHASED BY THE MCINTIRES.

VOTE: POLL - GARY BOWEN - AYE, BRENT BLUTH - AYE, PAM
STANGER - AYE, VERNON FRITZ - AYE, MAYOR INGRAM - AYE.
MOTION PASSES - 5-0.

RESOLUTION/
AMENDED
FEE SCHEDULE

MOTION WAS MADE BY BRENT BLUTH SECONDED BY PAM
STANGER TO APPROVE A RESOLUTION AMENDING
RESOLUTION #97-8-12-16R SETTING THE SCHEDULE OF FEES
FOR OFFICE SERVICES TO INCLUDE AN EXCAVATION FEE OF
\$100.00.
VOTE: YES (5).

EXPENDITURES

General:

COPS Grant: The Council felt that the Mayor should not pursue the COPS
Grant due to the projected increase in costs to the Town. The Mayor will
talk to the Utah County Sheriff's Dept., and asked Councilmember Stanger
to speak to the Payson City Councilmember she is acquainted with about
possible police protection.

Councilmember Fritz commented on an expense in January (not on the list
for December, 1997) which concerns him. The snowplow hit a resident's
dog (running loose) and caused an injury which resulted in the former
Mayor agreeing to have the Town pay the Veterinary bill (over \$300).
Councilmember Fritz cautions not setting a precedence of the use of Town
funds for animals being injured in this manner. He would also like to have
the Town Attorney consulted as to how to recover those funds.

MOTION WAS MADE BY BRENT BLUTH SECONDED BY GARY
BOWEN TO APPROVE THE EXPENDITURES FOR DECEMBER,
1997 WITH A CHANGE TO PAGE 6 - \$155.02 NEEDS TO BE
CHANGED TO THE SEWER DEPT.
VOTE: YES (5).

ADJOURNMENT

MOTION WAS MADE BY PAM STANGER SECONDED BY BRENT
BLUTH TO ADJOURN THE MEETING.
VOTE: YES - (4). ABSENT FOR VOTE (1) VERNON FRITZ.


TOWN CLERK

AMENDED NOTICE & AGENDA

Public Notice is hereby given that the Town Council of Elk Ridge will hold a Public Hearing on January 27, 1998, at 7:00 PM in the Elk Ridge Town Council Chambers, 80 E Park Dr, Elk Ridge, Ut. The Public Hearing is for the purpose of adjusting the boundary between Payson City & Elk Ridge Town along the West boundary of Haskell Subdivision, Plat D, within Elk Ridge Town. Notice of this Public Hearing has been published in the Payson Chronicle on December 3, 10, & 17, 1997. The Council Work Session will begin at 7:15 PM with the Regular Session following at 8:00 PM.

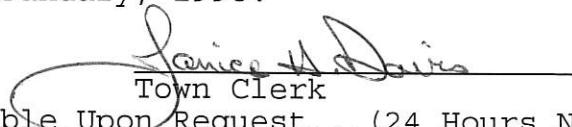
7:00 P.M. - **PUBLIC HEARING** on the Issue of the proposed boundary adjustment between Payson City & Elk Ridge Town along the west boundary of Haskell Subdivision, Plat D, within Elk Ridge.

7:15 P.M. - **COUNCIL WORK SESSION**
Annexation Requests/Discussion
Ordinance-Development Moratorium/Discussion
Proposed Carter Annexation/Discussion
Public Lands Preservation
(Open Space, Parks, Trails)
Appointment/Planning Commission
Chairperson & Vice Chairperson
Denton Hatch Letter
5 Year Capital Facilities Plan &
Growth Management Policy
House Bill 295

8:00 P.M. - **REGULAR COUNCIL MEETING AGENDA ITEMS**
8:00 Invocation & Pledge of Allegiance
8:05 Approval of Agenda Time Frame
8:10 Ordinance/Boundary Adjustment-Elk Ridge/Payson City
8:15 Annexation Requests Recommendation from Planning
Commission
8:25 Ordinance Establishing a Development Moratorium
On New Subdivisions
8:35 COPS Grant/Poll
8:40 Town Council Assignments-Mayor Ingram
8:50 Approval of Minutes of Previous Meetings
8:55 Expenditures
General
9:00 Adjournment

The times listed for each item which appears on the agenda may be accelerated if time permits. All interested persons are invited to attend.

Dated this 23rd day of January, 1998.


Town Clerk

*Handicap Access Available Upon Request...(24 Hours Notice)

CERTIFICATION

I, the undersigned, duly appointed and acting Town Clerk for the municipality of Elk Ridge hereby certifies that a copy of the foregoing Notice and Agenda was faxed to the Payson Chronicle, Payson, Utah and mailed to each member of the governing body on January 23, 1998.


Town Clerk

ELK RIDGE TOWN
COUNCIL MEETING
January 27, 1998

TIME & PLACE
OF MEETING

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ELK RIDGE TOWN
PUBLIC HEARING

ROLL CALL

Mayor Cregg Ingram, Councilmembers: Brent Bluth, Vernon Fritz, Pamela Stanger and Gary Bowen. Scouts: Jeffery L. Steinacker, Dustin B. Steinacker, Corbin Carter, Ken Carter and Ernestine Folks. Town Clerk: Janice Davis.

PUBLIC HEARING
Boundary Adjust.
Haskell, Plat D:

At 7:00 PM, Mayor Ingram opened the Public Hearing on the proposed boundary adjustment between Payson City and Elk Ridge Town along the west boundary of Haskell Subdivision, Plat D, within Elk Ridge Town.

At 7:00 PM, Mayor Ingram opened the Public Hearing on the proposed boundary adjustment between Payson City and Elk Ridge Town along the west boundary of Haskell Subdivision, Plat D, within Elk Ridge Town.

Haskell Subdivision, Plat D (Lots 2,3,4) has an overlap of boundaries between Payson City and Elk Ridge Town. In the process of subdivision, deeds for the property were exchanged; however, Utah County requires a Boundary Adjustment prior to recording.

No written protests were filed with the Town. Three separate notices were published. There were no comments.

MOTION WAS MADE BY BRENT BLUTH TO CLOSE THE PUBLIC HEARING. SECONDED BY GARY BOWEN.

VOTE: YES - (5) NO - (0)

ELK RIDGE TOWN COUNCIL
WORK SESSION
JANUARY 27, 1998

ROLL CALL Mayor Cregg Ingram, Councilmembers: Brent Bluth, Vernon Fritz, Pamela Stanger and Gary Bowen. Scouts: Jeffery L. Steinacker, Dustin B. Steinacker, Corbin Carter, Ken Carter and Ernestine Folks. Town Clerk: Janice Davis.

ANNEXATION REQUESTS The Planning Commission recommends to the Town Council to suspend the acceptance of petitions for annexation until the Town Council adopts the Growth Management Policy and Capital Facilities Plan, not to exceed six months. The Planning Commission feels that the Town should not obligate itself to any new growth or infrastructure problems due to annexation until the Town enacts a sound and wise Growth Management Policy, which is currently being worked on by the Planning Commission.

DEVELOP MORATORIUM ON NEW SUBDIVISIONS The Planning Commission recommends to the Town Council to place a Moratorium on new subdivisions which have not been accepted by the preliminary plan approval process until such time as the Council adopts the Growth Management Policy with a Capital Facilities Plan, but not to exceed six months. This Moratorium will not affect those who wish to build on approved lots or those who are vested in the subdivision process. If the Town is serious about management growth and the costs associated with the infrastructure, the Planning Commission needs to be given time to complete the Growth Management Policy and the Capital Facilities Plan before any new developments come before them.

Requests for Annexation and New Development go together, since annexations generally occur in order to develop the land to be annexed.

LETTER FROM PUBLIC WORKS Dated: January 26, 1998

SUPERINTENDENT (KENT HASKELL) I have recently been concerned about all of the existing homes and vacant lots in Elk Ridge. There are 320 homes and 210 vacant lots. The maximum amount of water that can be pumped in one day is 1,440,000 gals. (That is, if the pumps are running 24 hours per day) If there were any problems with the pumps or wells, the amount would drop enormously!

In the summer we use approximately 6 to 7 hundred thousand gals, / day. With the 210 lots occupied with houses and lawns, our system would be maxed out. For this reason, we need

ELK RIDGE COUNCIL WORK SESSION - 1-27-98 CONT

to start drilling another well, perhaps installing another storage tank, or stop all new development immediately!

Sincerely,

Kent Haskell

The Town is ahead of the projected growth rate contained within the Water Impact Fee Study performed by Sunrise Engineering & Water Sources must be considered.

There are possible 4 major Annexations approaching the Town

Mayor Ingram - Annexations cannot take place if services cannot be delivered to the proposed developments.

Councilmember Fritz pointed out that to install the Upper Loafer Well and the new storage tank, the cost was over \$1,000,000. He suggested the possibility of drilling another well in the same area (same aquifer) and utilizing the same distribution line to the tank.

CONCERNS: 1) How to obtain land for well 2) Cost of the project

PROPOSED CARTER ANNEXATION

(Approximately 70 acres on 1600 West)
Corbin Carter was present at the Town Council Meeting on 1-13-98 to gather information from the Council as to the general feeling about the possible annexation of this property. He gave the Council general information about how Carter Construction plans to develop the property. The Council was told that ½ acre lots are being considered. Mr. Carter was told to come back to the Council meeting on 2-27-98, after the council had a chance to consider his request.

Mr. Carter was informed that the Planning Commission would recommend that a Growth Management Plan be adopted by the Town.

Mr. Carter appealed the to the council to be considered an exception to the proposed Moratorium on New Development and that the council consider accepting their position so that they Could begin construction in the Spring.

Carter Construction is prepared to address some of the Town's concerns

ELK RIDGE TOWN COUNCIL WORK SESSION - 1-27-98 CONT

including water supply to those residents within their proposed development - perhaps to the extent of drilling an additional well. They feel that they cannot assist the Town with the concerns unless they are given "special consideration".

Councilmember Bluth expressed that treatment to all developers should be uniform and consistent.

Poll of the Council's feelings regarding Mr. Carter's request for annexation:

Vernon Fritz	If the water issue were taken care of, he would be inclined to be in favor of the annexation.
Brent Bluth	If the Town's concerns were not met, he would vote "No" on the annexation.
Gary Bowen	Is not sure he is in favor of annexation in general, based on the information - as presented
Pam Stanger	An additional water source would increase the capacity for the whole Town.
Gary Bowen	Suggested that the lower well needs to be redone and the Town already owns the well and the land.
Ernestine Folks	Asked the Council, "If a property owner already in Elk Ridge came forward with the same proposal, would the Council be prone to allow the same consideration?"
Mayor Ingram	The Moratorium would be uniform for all.
Brent Bluth	Pointed out that even without a moratorium on new development, to adhere to all of the requirements of annexation and subdivision, he doubts that Mr. Carter would be building homes by July, 1998. Also, stated Bluth, there is a Bill at the State Legislature which would abolish all Impact Fees; if passed, this could be devastating to a small community like Elk Ridge. It would be wise to wait to see if the Bill passes.

PUBLIC LANDS PRESERVATION (OPEN SPACE, PARKS, TRAILS)

The open space deeded to the town by Greenview Estates was to be preserved and maintained in it's original natural state. How we accomplished that is something that warranted some discussion by the Planning Commission.

ELK RIDGE TOWN COUNCIL WORK SESSION - 1-27-98 CONT

The Planning Commission recommends to the Town Council that they have the Town Attorney draft an ordinance to provide for the regulation of the Open Spaces, Parks and Trails.

It was also suggested that the Parks Committee might be the most likely group to address the policy of such regulations associated with these areas. These ideas should be presented to the Town Council.

Also, all residents and property owners should be informed as to what is allowed or not allowed in these areas.

In PRD areas, 30% of property goes into some type of open space or property in common. Trail easements have also been provided in Ririe's Greenview Estates and Yergensen's Oak Hill Estates. How will these areas be maintained? What regulations are necessary?

APPOINTMENT PLANNING COMMISSION

Ernestine Folks reported that Jim Nicolet was appointed, by the Planning Commission, as Chairperson with Stuart Jolley as Vice-Chairperson.

ELK RIDGE TOWN COUNCIL MEETING JANUARY 27, 1998

TIME & PLACE OF MEETING

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ROLL CALL

Mayor Cregg Ingram, Councilmembers Brent Bluth, Vernon Fritz, Pamela Stanger, Gary Bowen and Town Clerk Jan Davis.

INVOCATION & PLEDGE OF ALLEGIANCE:

Invocation by Councilmember Brent Bluth

ELK RIDGE TOWN COUNCIL MEETING - 1-27-98 CONT

TIME FRAME MOTION WAS MADE BY COUNCILMEMBER PAM STANGER AND
 SECONDED BY BRENT BLUTH TO MOVE THE ENTIRE AGENDA
 TIME FRAME BACK ½ HOUR AND TO CHANGE THE ORDER OF
 THE TIME FRAME BETWEEN MORATORIUM ON DEVELOPMENT
 AND ANNEXATION REQUESTS.
VOTE: YES (5) NO (0)

ORDINANCE / MOTION WAS MADE BY VERNON FRITZ AND SECONDED
BOUNDARY BY GARY BOWEN TO APPROVE AN ORDINANCE
ADJUSTMENT ADJUSTING THE COMMON BOUNDARY BETWEEN ELK
(ELK RIDGE RIDGE TOWN AND PAYSON CITY, LOCATED ALONG THE
TOWN / WESTERN BORDER OF HASKELL SUBDIVISION, PLAT D.
PAYSON CITY VOTE: GARY BOWEN - AYE, BRENT BLUTH - AYE,
Haskell Subdivision, VERNON FRITZ - AYE, MAYOR INGRAM - AYE.
Plat D) MOTION PASSES 5-0 NO (0)

ORDINANCE Comments:
ESTABLISHING A Councilmember Fritz sees the benefit to the Town from Mr. Carter's
DEVELOPMENT proposed development due mainly to the possible upgrade of the
MORATORIUM Town's water system and roads which would come as part of this
ON NEW development; however, he is more inclined at this point to accept
SUBDIVISIONS the Planning Commissions recommendation of a 6 month Moratorium to
 begin immediately. He feels this would act in the best interest of the Town.

Councilmember Gary Bowen mentioned a current proposed subdivision,
with the Lee Haskell as the developer, which he feels should be allowed to
go forward based on whether or not Mr. Haskell would be considered
"vested".

Ernestine Folks pointed out that the Planning Commission had determined
that "vesting" goes into effect upon submittal of the Preliminary Plat. Mrs.
Folks also directed the Council's attention to Section III of the Ordinance
which provides a means whereby the issue can be addressed.

Councilmember Gary Bowen feels that there is a question in his mind on
"vesting" and that Mr. Haskell should be excluded from the Moratorium.

Ernestine Folks recalled that Mr. Haskell's representative at the Planning
Commission Meeting was informed that Mr. Haskell's proposed
subdivision was in no way "vested" and that was accepted by Mr.

ELK RIDGE TOWN COUNCIL MEETING - 1-27-98 CONT

Haskell's representative.

Mayor Ingram does not feel that the Ordinance excludes anyone - any person who feels he / she has a claim and seeks judicial relief can file a written claim with the Town. The Mayor is in agreement with the Planning Commission to adopt the Ordinance establishing a Temporary Moratorium; however, he wants the Council to feel comfortable with passing the Ordinance with the current information that they have. He feels the Council should always act responsibly and be informed prior to taking action on any issue.

All of the Councilmembers responded that they feel informed and comfortable with the vote.

A MOTION WAS MADE BY BRENT BLUTH AND SECONDED BY PAM STANGER TO ADOPT AN ORDINANCE ESTABLISHING TEMPORARY REGULATIONS PROVIDING FOR RESTRICTIONS ON ZONING AND DEVELOPMENT APPROVALS WITHIN ELK RIDGE, UTAH; AND PROVIDING AN EFFECTIVE DATE OF JANUARY 27, 1998 .

VOTE: POLL - VERNON FRITZ - AYE, PAM STANGER - AYE, GARY BOWEN - NO, BRENT BLUTH - AYE, MAYOR INGRAM - AYE. MOTION PASSES 4 - 1.

ANNEXATION
REQUESTS
RECOMMENDATION /
PLANNING
COMMISSION

Discussion took place in the WORK SESSION . There were no further comments.

A MOTION WAS MADE BY PAM STANGER AND SECONDED BY VERNON FRITZ TO ACCEPT THE PLANNING COMMISSION'S RECOMMENDATION TO SUSPEND THE ACCEPTANCE OF PETITIONS FOR ANNEXATIONS UNTIL THE TOWN COUNCIL ADOPTS THE GROWTH MANAGEMENT POLICY AND CAPITAL FACILITIES PLAN, NOT TO EXCEED SIX MONTHS FROM THIS DATE OF JANUARY 27, 1998.

VOTE: YES (5) NO (0)

DENTON HATCH
LETTER

Regarding the minimum level of the pitch of the roof, which now reads in Section 10-3-3.30, #8 of the Elk Ridge Development Code = "...the pitch shall be not less than 2.5:12." Kent Partridge wrote a memo to

ELK RIDGE TOWN COUNCIL MEETING - 1-27-98 CONT

the Planning Commission, in which he states that most stick framed houses built on site will have a 4:12 pitch. This gives a much nicer look and performs better with snow loads.

According to Councilmember Gary Bowen, the usual pitch to a roof is 3:12. The pitch for roofs on modular homes is established by Federal Law. The Town's requirements cannot "block" any Federal Law.

Ernie Folks questioned if the Town could get into trouble by being as restrictive as the required pitch as Kent Partridge suggested? The Town's minimum is under the average of 3:12.

Councilmember Fritz feels that the issue of modular homes is a companion issue with "affordable housing".

Ernie Folks - Could modular homes within a proposed subdivision meet the requirement for "affordable housing"? Example: A certain number of Lots / Subdivisions might be designated for affordable housing (to include modular homes) - in a particular zone.

Mayor Ingram: What are the requirements of HB 295?

MEMO FROM ELK RIDGE PLANNING COMMISSION: SUBJECT:
HOUSE BILL 295

Mountainlands Assoc. of Governments recently made us aware of the need to address Fair Housing, to remove barriers to Equal housing Opportunity, to meet the mandate of HB295 and to provide low income and affordable housing in our community. House Bill 295 requires that all communities assess local housing needs and develop a plan to address the needs by the end of 1998. Some federal funding sources require that housing needs to be addressed before Grant Funds are released. As a minimum, each jurisdiction needs to:

- 1) Prepare and adopt a plan for providing moderate income housing by December 31, 1998;
- 2) Adopt an "Affirmatively Furthering Fair housing" Plan;
- 3) Be covered by an enforceable and legal Housing Development Code, Zoning Ordinance, and other laws which don't discriminate and which are fair and equitable;

ELK RIDGE TOWN COUNCIL MEETING - 1-27-98 CONT

- 4) Make sure that the jurisdiction is not promoting barriers to housing choice and opportunity in it's Policies and Procedures.

At this time, the Planning Commission has contacted Mountainlands to have them work with Elk Ridge to assist in preparing and adopting a plan. The Planning Commission shall keep the Council updated on further development.

Councilmember Bluth - The intent of the law is to not restrict any affordable housing from the community. "Low Income" status is based on the median income across Utah County.

Councilmember Bowen feels the Development Code should be left "as is".

The Town Council needs to have information from the Planning Commission which directs any action taken to comply with the minimum required by the law.

NON AGENDA ITEM

1. There will be a Joint Town Council / Planning Commission Meeting on 2-4-98 at 7:00 PM to discuss the Five Year Capital Projects Plan.
 2. There is a meeting at Mountainlands Association of Governments (MAG) at noon on 2-12-98 - to include Councilmember Stanger. Impact Fees will be considered on Parks, Trails and Open Spaces as well as Storm Water / Drainage.
- Perhaps the Council could meet with Bruce Hall to discuss estimated costs for the Capital Facilities Plan. Councilmember Bluth is to meet with Bruce Hall and report back to the Council.

COPS GRANT

The mayor reviewed briefly the issue, which was discussed previously by the Council. It would be cost prohibitive to contract with Salem City to provide Police protection to Elk Ridge. The administrative costs added to the projections increased the total by about \$20,000 more than anticipated. The Cops Grant was to be used for this specific arrangement.

A MOTION WAS MADE BY VERNON FRITZ AND SECONDED BY GARY BOWEN TO NOT SUBMIT THE PAPERWORK FOR THE COPS GRANT.

VOTE: YES (5) NO (0)

ELK RIDGE TOWN COUNCIL MEETING - 1-27-98 CONT

TOWN COUNCIL	Pamela Stanger	Public Safety, Parks and Recreation
ASSIGNMENTS	Vernon Fritz	Roads and Animal Control
Mayor Ingram Gary Bowen		Planning Commission, Planning / Zoning
	Brent Bluth	Water / Sewer
	Mayor Ingram	General Administration Responsibilities
	Brent Bluth	Will act as Mayor Pro-Tempore

APPROVAL OF MINUTES A MOTION WAS MADE BY MAYOR INGRAM AND SECONDED BY VERNON FRITZ TO APPROVE THE MINUTES OF 12-9-97 AS CONSTITUTED.
VOTE: YES - (5) NO (0)

EXPENDITURES None to approve.

ADJOURNMENT A MOTION WAS MADE BY BRENT BLUTH AND SECONDED BY GARY BOWEN TO ADJOURN THE MEETING.
VOTE: YES - (5) NO (0)


TOWN CLERK

NOTICE OF PUBLIC MEETING

Notice is hereby given that the Planning Commission and Town Council of Elk Ridge, Utah, will hold a Special Joint Public Meeting at the Elk Ridge Town Hall, 80 East Park Drive, Elk Ridge, Utah, at 7:00 P.M. on Wednesday, February 4, 1998, at which time consideration will be given to the following:

PLANNING COMMISSION SPECIAL WORK SESSION

7:00 PM CAPITAL FACILITIES IMPROVEMENT PLAN

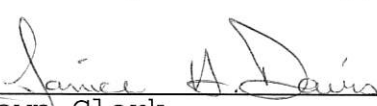
The time listed the item which appears on the agenda may be accelerated if time permits. All interested persons are invited to attend this meeting.

Dated this 29th day of January, 1998.

BY ORDER OF THE ELK RIDGE PLANNING COMMISSION

CERTIFICATION

The undersigned duly appointed and acting Town Clerk for the municipality of Elk Ridge, hereby certifies that a copy of the foregoing Notice of Public Meeting was faxed to the Payson Chronicle, Payson, Utah and mailed to each Member of the Planning Commission & Town Council this 29th day of January, 1998.



Town Clerk

ELK RIDGE
TOWN COUNCIL AND PLANNING COMMISSION
JOINT MEETING
February 4, 1998

TIME & PLACE OF MEETING A Special Joint Public Meeting was held with the Elk Ridge Town Council and Planning Commission on Wednesday, February 4, 1998, at 7:00 p.m. The meeting was held at the Elk Ridge Town Hall, 80 E. Park Dr., Elk Ridge, Utah.

Notice of time, place and agenda of this meeting was provided to the Payson Chronicle and to each member of the Town Council and Planning Commission by mailing a copy to each on January 29, 1998.

ROLL CALL Town Council: Mayor Ingram, Councilmembers; Vernon Fritz, Pamela Stanger, Brent Bluth & Gary Bowen - Planning Commission Members: Ty Ellis and Ernestine Folks, Terry Righettini and Jan Davis - Town Clerk.

CAPITAL FACILITIES IMPROVEMENT PLAN

INVOCATION & PLEDGE OF ALLEGIANCE Invocation by Jan Davis

The meeting was conducted by Ernestine Folks. Mrs. Folks began the meeting by reporting that on January 27, 1998, the Town Council approved the Planning Commission's recommendations to:

1. Cease acceptance of petitions for annexation
2. Temporary Moratorium on new development

This will be for a period not to exceed 6 months or until the Town Council adopts a Capital Facilities Plan and a Growth Management policy.

The Planning Commission has separated into 2 committees:

1. Growth Management Policy Committee
2. Capital Facilities Plan Committee

WATER DEPT. Councilmember Brent Bluth will be meeting with the Town Clerk to consider accrued fund balance which could be used from an "emergency" fund. Identifying projects is important; then it must be determined where the funding will come from.

ELK RIDGE SPECIAL JOINT PUBLIC MEETING - 2-4-98 CONT

Councilmember Brent Bluth: In the past, the Water Department has, for the most part, operated on an "emergency", crisis level. The main effort has gone into getting the new well & the new tank online and operating.

Projects:

1. Replace 2" water lines in Town (Highland Circle/Astor Lane) (Freemont Way/Powell Road) (2" line connecting lower water tank to well on Oak Lane) (Canyon View between Oak Lane & Lakeview Dr.)
2. Proposed "T" connection into water line in Elk Ridge Heights Subdivision.

Bruce Hall suggests simply replacing lines on Astor Lane and Highland Circle. He feels with Yergensen (developer of Oak Hills Estates) looping the line with a connection of the line coming north along Hillside Drive into Alpine Drive, that the water pressure should be sufficient on Astor Lane and Highland Circle. Mrs. Folks needs to know what to tell Mr. Morteazadeh about the "T" connection. (He is the developer of Elk Ridge Heights)

Councilmember Bluth will meet with Bruce Hall to discuss:

1. Cost estimate to replace 2" water lines in Town.
 - A. Determine if a line exists between Oak Lane and Lakeview Drive and if a line is to be installed in that location.
2. Pressure problem on Astor Lane / Highland Circle. Does Mr. Morteazadeh need to install a "T" connection for the Town's use?

This is projected for the 1998/99 budget year, pending available funds. The lines may need to be replaced one at a time rather than all at once. The lines should be prioritized and budgeted for.

BONDS

Debt retirement information is needed for the Capital Facilities Plan. Until some of the bonds are retired, the Town's debt ratio is such that no new debt would be recommended.

Ernestine Folks: The Growth Management Committee has reviewed the Water Impact Fee Study done by Sunrise Engineering. Based on their projections, Elk Ridge is exceeding its growth rate. It is calculated that the Town will reach its maximum capacity to supply water supply to residents 2 years sooner than projected, which means that the Town will need a new well in the year 2002. A new storage tank would be necessary

ELK RIDGE TOWN SPECIAL JOINT PUBLIC MEETING - 2-4-98 CONT

in 2001. Sunrise Engineering estimates \$920,300 for a new well and tank. The Town is not in a position to incur this amount of debt. The study does not reflect the

approved lots which have not been built upon, yet the Town is committed to servicing these lots.

Other alternatives must be investigated:

1. Golf Course Well - Is it worth developing?
2. Allow developers to provide water to the Town's system.

The Growth Management Committee feels that if the Town is going to need a well in 2002 (and a possible storage tank), then the Town Council should work towards this: locating where it should be drilled, securing rights of way and easements and location of the tank. This all takes time to negotiate.

Councilmember Fritz suggested considering a second well leading into the same tank.

Sources of revenue:

- A) Grants - (not many available anymore)
- B) Developers
- C) Raise water rates - (not as high as other places)
- D) Impact fees - (should be designated as to what projects they will be spent on)

Don Mecham suggested that capital improvements be exacted out of building permits, with full disclosure to those wishing to live in Elk Ridge. A certain percentage would be charged to each building permit. (Much like the installation of the booster pump on the lower well in Town was covered initially by Mr. Mecham, then reimbursed by other developers on a "per lot" basis as an "off - site" reimbursement.

3. Do other lines (6") need replacement? (Galvanized pipe)
4. Pressure Problems due to PRV's - Does this need to be addressed?
5. 10" water line on the Elk Meadow to loop with 10" line on Park Drive. (Isn't this a developer obligation?) Councilmember Bluth to check with Bruce Hall.
6. Extend water line and fire hydrants to Goosenest area...estimated at approximately \$65,000 to \$75,000 or more. (Again, it was

ELK RIDGE SPECIAL JOINT PUBLIC MEETING - 2-4-98 CONT

questioned if this would be a cost to the Town or the developers)
This should not be included in the Plan at this time.

SEWER DEPT.

Projects:

1. Sewer line on Loafer Canyon Road. (Estimated cost - \$170,000 - \$200,000)
 - A) Hall Engineering - \$11,000 to engineer the project - to begin in 1997/98
 - B) This project will continue into 1998/99 and 1999/2000
2. Correct manhole Covers
This is an ongoing project - when streets are paved, manholes should be adjusted at that time.
 - A) Problem covers must be identified annually
 - B) Costs to be determined
 - C) To begin in 1998/99
3. Storm Drainage
Councilmember Bluth met with Bruce Hall for a cost estimate for a drainage system.
 - A) To be done a little at a time
 - B) Project to be ongoing
 - C) Critical areas to be identified
4. Sewer Line / Goosenest
 - A) Long term project (10-20 years)
 - B) More of a developer project
5. Estimate the cost of the "boxed" line around the prior location of the Lagoon (5-10 years)

The Town Council must use this Capital Facility Plan to "earmark" the use of impact fees.

Councilmember Fritz is to verify the installation of the proposed County road from Woodland Hills to 1600 West. The Town sewer line will have to go across the road first.

ROADS DEPT.

The Growth Management Policy Committee has requested a study (including a color coded map) designating the streets in Town as to history of repairs, expected repairs (including cost estimates and the source and the necessary revenue).

In the current fiscal year, the Town has received over \$18,000 from B & C Road Funds - projected to the end of the year, it should be over \$30,000.

ELK RIDGE SPECIAL JOINT PUBLIC MEETING - 2-4-98 CONT

Councilmember Vernon Fritz anticipates about 40,000 / year for continued road repair - putting as much as possible towards Loafer Canyon Road repair. He also pointed out the energy franchise tax, collected by the Town, was designated by the Council to go to the Roads Department. (Approximately \$18,000 - \$20,000 is estimated annually)

Suggestion: To set aside at least \$10,000 / year to go towards Loafer Canyon Road. This amount may have to be increased if the Town is to build up enough funds to improve Loafer Canyon Road in 3 years. Engineering must be done and the sewer line installed, utility lines moved, easements obtained - then the 3rd year, begin construction on the road itself)

Road Maintenance Equipment: Councilmember Fritz is to check with former Mayor Jacobson and Kent Haskell to identify what is meant by this.

Major Access Road: The Planning Commission has address the proposed extension of North Salem Hills Drive as a major access to Elk Ridge. They feel that even though this will be mostly a developer funded project - that unless the Town participates to a point, it may never be undertaken by developers due to the major scope of the project.- (According to Bruce Hall) The cut coming down off the bench will be costly. Councilmembers Bluth and Fritz do not feel this will be a Town responsibility - that it should not be budgeted for in the next five years. Councilmember Fritz agreed that the plan for roads would budget a dollar amount and detail specifically where the money would be used.

PARKS

Councilmember Pam Stanger is over this department.

1. Tennis Court - a designer plan and cost estimate is to be determined.
 - A. There is over 4,000 as a balance in the Capital Projects Fund for this fiscal year.
 - B. There was a \$15,000 estimate, originally.
 - C. Councilmember Stanger is to follow up on what has been done as far as planning the tennis court and where the revenue will come from.
 - D. The court needs to be done professionally and should compliment the Town.
 - E. Short Term - \$5,000 / Long Term - \$10,000 (subject to change after more information is gathered)

ELK RIDGE SPECIAL JOINT PUBLIC MEETING - 2-4-98 CONT

2. Playground equipment for older children (Long Term)
3. Ball Park (Long Term)

TRAILS

The Planning Commission is in the process of creating some trails in conjunction with developments. These trails are to connect various parts of the Town. A "Trails Committee" needs to be formed - possibly under the direction of the "Parks Committee". There are grants available for trails projects. Councilmember Fritz is opposed to creating a "trailed" community. They can cause problems in trying to maintain them and they can be abused by motor bikes. How will the trails be policed?

The Council approved trails with the approval of the General Plan. Now, the issue is how to best implement the plan. This would be the responsibility of the "Trails Committee".

CEMETERY IN TOWN

Even though some citizens have inquired about Elk Ridge acquiring a cemetery, it is not going to be included in the five year plan - or any plan at this time. They are very cost prohibitive.

PUBLIC SAFETY

Fire Department (also under the direction of Councilmember Pam Stanger)

1. New / Used Fire Pumper truck
 - A. Cost estimate could go up to \$120,000
 - B. Fire Department to contribute annually to the Capital Projects Fund - the amount to be transferred must be determined between Councilmember Stanger and Chief Waite.

2. Communications Upgrade to 800 megahertz.


Councilmember Stanger to meet with Mayor Ingram on the Public Safety Department.

The next meeting will be Thursday, February 19, 1998 at 7:00 p.m. - to include the Planning Commission and the Town Council. Information should go to Ernestine Folks prior to the 19th...perhaps by Monday, February 16, 1998.

ELK RIDGE SPECIAL JOINT PUBLIC MEETING - 2-4-98 CONT

ADJOURNMENT MOTION WAS MADE BY PAM STANGER AND SECONDED BY
BRENT BLUTH TO ADJOURN THE MEETING.

VOTE: YES (8) NO (0)



Town Clerk



Planning Commission Chairperson

AMENDED NOTICE & AGENDA

Notice is hereby given that the Town Council of Elk Ridge will hold a regular Town Council Meeting on Tuesday, February 10, 1998, with the Council Work Session from 7:00 to 8:00 P.M., the regular Council Meeting will be held at 7:45, to take action on one Agenda Item. The meeting will be held at the Elk Ridge Town Hall, 80 E. Park Drive, Elk Ridge, Utah.

7:00 P.M. - COUNCIL WORK SESSION:

Budget Discussion


To Acquaint the Council with the Budget Process
Mayor to Include Discussion on Current Projects
Already Budgeted For in This Fiscal Year
Golf Course Well/Discussion

7:45 P.M. - COUNCIL MEETING AGENDA

7:45 Invocation/Pledge of Allegiance
7:47 Deputy Town Clerk/Appointment
8:00 Adjournment

The times listed for each item which appears on the agenda may be accelerated if time permits. All interested persons are invited to attend.

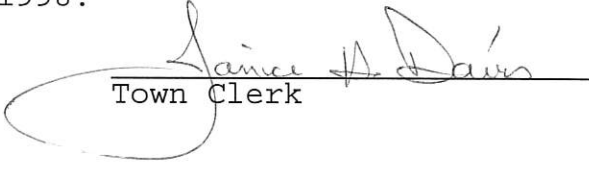
Dated this 9th day of February, 1998.



Town Clerk

CERTIFICATION

I, the undersigned, duly appointed and acting Town Clerk for the municipality of Elk Ridge hereby certifies that a copy of the foregoing Notice of Agenda was faxed to the Payson Chronicle, Payson, Utah, on February 9, 1998.



Town Clerk

ELK RIDGE TOWN
COUNCIL MEETING
February 10, 1998

TIME & PLACE OF MEETING The regular meeting of the Elk Ridge Town Council was held on Tuesday, February 10, 1998. The Council Work Session began at 7:00 PM with the regular Town Council Meeting starting at 8:00 PM. The meeting was held at the Elk Ridge Town Hall, 80 E. Park Drive, Elk Ridge, Utah.

Notice of time, place and Agenda of this meeting was provided to the Payson Chronicle and to each member of the governing body by mailing a copy to each on February 6, 1998.

ELK RIDGE TOWN COUNCIL
WORK SESSION

ROLL CALL Mayor Cregg Ingram, Councilmembers: Brent Bluth, Vernon Fritz, Pamela Stanger and Gary Bowen and Ernestine Folks and Town Clerk: Janice Davis.

BUDGET DISCUSSION The Town Clerk reviewed the Budget process and the format of the financial reports with the Council members. Budget estimates and a knowledge of the Town financial documents will be necessary for the 5-year Capital Facilities Plan projections. After the Budget review, the Mayor made some suggestions to the Council on Capital Projects he considers priority projects for the current year:

1. Roads: 3-4 miles of chip/seal per year and improvements on specific intersections.
2. Water: Look into the Golf Course well and improve pressure problems on Astor Lane and Highland Circle
3. Parks/Recreation: 4th of July Celebration and Tennis Court
4. Increase Police Patrol
5. Administrative: Review salaries of Town Employees
6. South Utah Valley's Mayor's Association
 - A. The last meeting was concerned with a discussion on possible options with Highway 6-It was a controversial topic-The Mayor suggested that perhaps Councilmember Fritz would want to be involved with this or at least in some of the discussion.
 - B. There was also comment on an Animal Shelter in South Utah Valley.

ELK RIDGE TOWN WORK SESSION - 2-10-98 CONT

GOLF COURSE

The Town owns a well (not the land around the well) located just off of one of the greens on the Gladstan Golf Course. The Mayor would like more information on this well., Is it usable? How much water is it capable of pumping? It is a 12" diameter well. The well logs need to be reviewed to determine if the well is worth developing. There was a problem getting power to it. The well was donated to the Town by the Shulers with the original subdivisions when the Town incorporated.

Councilmember Bowen suggested:

1. Cap-off the well and transfer the water rights to another well that pumps more water.
2. Use the well by pumping directly into Elk Ridge Water Lines
3. Deed it over to someone in exchange for something

The Mayor will contact Mayor Taylor (Payson City) to investigate available options for the well.

Councilmember Fritz asked Councilmember Bowen if the Goosenest Water System still plans on using the two 40,000 gallon tanks - (Yes, they are planning on using the tanks) He further asked if Goosenest would be interested in using the golf course well in their system. (Water capacity is not the problem in the Goosenest area and the well is too far from the tank to be of much use.)

The Mayor suggested that this option could be investigated.

ELK RIDGE TOWN COUNCIL MEETING

TIME & PLACE OF MEETING

The regular meeting of the Elk Ridge Town Council was held on was held on Tuesday, February 10, 1998. The Council Work Session began at 7:00 PM with the regular Town Council Meeting starting at 8:00 PM. The meeting was held at the Elk Ridge Town Hall, 80 E. Park Drive, Elk Ridge, Utah.

Notice of time, place and Agenda of this meeting was provided to the Payson Chronicle and to each member of the governing body by mailing a copy to each on February 6, 1998

ROLL CALL

Mayor Cregg Ingram, Councilmembers Brent Bluth, Vernon Fritz, Pamela Stanger, Gary Bowen and Town Clerk Jan Davis.

INVOCATION & PLEDGE OF ALLEGIANCE:

There was no Invocation or Pledge of Allegiance

ELK RIDGE TOWN COUNCIL MEETING - 2-10-98 CONT

DEPUTY TOWN CLERK The Mayor informed the council that Colleen Liechty, the current Deputy Town Clerk, has given 2 weeks notice and will no longer be employed by the Town. She will be terminating as of 2-11-98.

There have been two applicants for the position; but they withdrew their applications. There are other applicants out which have not been turned in. Mayor Ingram will keep the Council informed.

NON-AGENDA ITEMS 1. Strawberry Water Users Association will host a meeting/lunch at Cobblestone Restaurant at 12:00 noon on Friday, February 13, 1998. Payson City & Elk Ridge Town are to be in attendance. The topic will be concerned with sharing electric power. Councilmember Pam Stanger will represent the Town.

ADJOURNMENT A MOTION WAS MADE BY MAYOR INGRAM AND SECONDED BY VERNON FRITZ TO ADJOURN THE MEETING.
VOTE: YES - (5) NO (0)



TOWN CLERK

NOTICE OF PUBLIC MEETING

Notice is hereby given that the Planning Commission of Elk Ridge, Utah, will hold a Special Joint Public Meeting at the Office of Mountainland Association of Governments, 2545 N. Canyon Rd., Provo, Utah, at 12:00 Noon on Thursday, February 12, 1998, at which time the Elk Ridge Ad Hoc Committee & Elk Ridge Councilmember Stanger will give consideration to the following:

PLANNING COMMISSION SPECIAL WORK SESSION

12:00 NOON - PARKS, RECREATION & OPEN SPACE IMPACT FEE STUDY

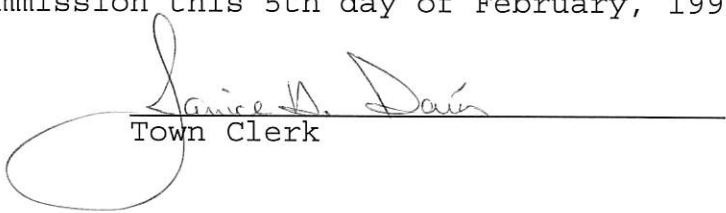
The time listed the item which appears on the agenda may be accelerated if time permits. All interested persons are invited to attend this meeting.

Dated this 5th day of February, 1998.

BY ORDER OF THE ELK RIDGE PLANNING COMMISSION

CERTIFICATION

The undersigned duly appointed and acting Town Clerk for the municipality of Elk Ridge, hereby certifies that a copy of the foregoing Notice of Public Meeting was faxed to the Payson Chronicle, Payson, Utah and mailed to each Member of the Town Council and Planning Commission this 5th day of February, 1998.


Town Clerk

ELK RIDGE
TOWN COUNCIL AND PLANNING COMMISSION
JOINT MEETING
February 12, 1998

TIME & PLACE OF MEETING A Special Joint Public Meeting was held with the Elk Ridge Town Council and Planning Commission on Thursday, February 12, 1998, at 12:00 noon. The meeting was held at the office of Mountainlands Association of Governments (MAG), 2545 N. Canyon Rd., Provo, UT.

Notice of time, place and agenda of this meeting was provided to the Payson Chronicle, Payson, UT, and to each member of the Town Council and Planning Commission by mailing a copy to each on February 5, 1998.

ROLL CALL Town Council: Pam Stanger; Planning Commission Members: Ernestine Folks, Stewart Jolley, Jim Nicolet; Janice Davis-Town Clerk and Andrew Jackson (MAG)

CAPITAL FACILITIES IMPROVEMENT PLAN

STORM DRAINAGE PLAN Storm drainage is a major problem in Elk Ridge. A storm drainage plan needs to be seriously considered for the Capital Facilities projections. Assessments could be at the time of building permits.

Options upon which to base assessments:

1. Size of home/per unit (equal but not equitable)
2. Size of lot
3. Square footage of roadway surface (bill at the time of plat recording)

A Storm Drainage Impact Fee Study is needed in order to charge a fee. Councilmember Bluth is to meet with Bruce Hall to discuss this. Ernestine Folks is to get back to Andrew Jackson.

The feeling of those present was that the "square footage of roadway surface" option would be the fairest way to assess property owners.

PARKS/OPEN SPACE/TRAILS An ordinance for Impact Fees for "Parks" could be passed in 2 parts: Park/Land & Park/Equipment

Options:

1. All paid at the time of building permit
2. Break up payments:
 - A. Land: Subdivision platting time (landscaping could be included)
 - B. Equipment: At building permit time

It was felt that it would be more equitable to split it as in option 2.

ELK RIDGE SPECIAL PLANNING COMMISSION/TOWN COUNCIL MEETING 2-12-98
CONT.


A committee is needed as soon as possible for Parks/Open Space/Trails. Councilmember Stanger is to make recommendations to the Town Council for approval.

Decision to be made: Should the Impact Fee be broken up:
At the time of subdivision and at building permit issuance?

Stewart Jolley suggested splitting up the Storm Drainage Impact Fee, as well. Mr Jackson advised requiring a "storm drainage analysis" with the building permit (much as a site plan is required).

The possibility of a utility tax on water, sewer & garbage collection was also discussed. It would be added onto the bill from the Town to the residents.

ADJOURNMENT The meeting adjourned at 1:00 PM.



Town Clerk



Planning Commission Chairperson

NOTICE OF PUBLIC MEETING

Notice is hereby given that the Planning Commission of Elk Ridge, Utah, will hold a Special Public Meeting with the Town Council at the Elk Ridge Town Hall, 80 E. Park Dr., Elk Ridge, UT, at 7:00 PM on Thursday, February 19, 1998, at which time the Elk Ridge Capital Facilities Committee will give consideration to the following:

PLANNING COMMISSION SPECIAL WORK SESSION

7:00 PM - CAPITAL FACILITIES PLAN COMMITTEE

The time which appears on the agenda may be accelerated if time permits. All interested persons are invited to attend this meeting.

Dated this 18TH day of February, 1998.

BY ORDER OF THE ELK RIDGE PLANNING COMMISSION

CERTIFICATION

The undersigned duly appointed and acting Town Clerk for the municipality of Elk Ridge, hereby certifies that a copy of the foregoing Notice of Public Meeting was faxed to the Payson Chronicle, Payson, Utah and hand carried to each Member of the Planning Commission this 18th day of February, 1998.



Town Clerk

ELK RIDGE PLANNING COMMISSION/TOWN COUNCIL
FEBRUARY 19, 1998

- TIME AND PLACE** The Elk Ridge Capital Facilities Committee of the Elk Ridge Planning Commission held a Special Joint Public Meeting with the Town Council on Thursday, February 19, 1998, beginning at 7:00 p.m., at the Elk Ridge Town Hall, 80 East Park Drive, Elk Ridge, Utah.
- ROLL CALL** Commissioners: Ernestine Folks, Tod Schulthess, Jim Nicolet. Mayor Cregg Ingram, Council members; Gary Bowen, Vernon Fritz. Brent Bluth; Annebel Meredith, Secretary. Absent; Council member Pam Stanger, Commissioners, Ty Ellis, Gary Proctor, Terry Righettini, Stewart Jolley..
- INVOCATION** The Invocation was given by Tod Schulthess, followed by the Pledge of Allegiance.
- DISCUSSION:
TENNIS COURT** Council member Pam Stanger was not present to discuss the Tennis Court. Commissioner Ernie Folks reviewed information she had received from Council member Stanger, to complete the Tennis Court the cost would be between \$18 - \$24,000. Mrs. Folks noted that the budgeted amount for '97-'98 was 5,000, and for year 1998 an additional 10,000. However, this amount will have to be increased considerably. Council member Bowen asked if there was a drainage problem in the Tennis Court area. Mrs. Folks questioned whether there was a specific design plan. Commissioner Tod Schulthess stated that preparation for ground work would be expensive. Mrs. Folks stated that Council member Stanger needs to further her research. She also still needs to meet with the Fire Chief to determine costs for the Fire Dept.
- VERNON FRITZ
be ROADS** Council member Vernon Fritz asked the Mayor how much money would be available in the budget for roads. Mayor Ingram stated that after talking with Town Clerk Jan Davis, \$55,000 was a realistic figure.
- Council member Fritz presented and reviewed a five year road plan. (See attachment)
He has reviewed the existing roads and tried to prioritize road work. The First road that will be done with overlay will be Powell road.

.PLANNING COMMISSION/TOWN COUNCIL MINUTES - 2-19-98 CONT

There are two lots on Powell Rod that do not have stub-ins into the property. The property will be stubbed out before the road is done so that no cuts will need to be made in the new road. Council member Fritz stated that in three years all roads would be caught up with chip and seal work

Commission member Tod Schulthess suggested reviewing new roads as well to make sure that there are no problems while developers are still responsible.

Council member Fritz explained that overlay would be the best solution, but the problem is the expense. Chip and seal is a way of preserving their life until overlay is affordable.

Mrs. Folks stated that East Salem Hills Dr. is in desperate disrepair, and wondered if chipping and sealing would be enough. Council member Fritz and Mayor Ingram felt that it would.

Mrs. Ernie Folks asked if curb and gutter was going to be included in the street repair? Council member Fritz feels that curb and gutter has been the cause of some of the erosion problems. There will be curb and gutter when North Loafer Canyon Road is reconstructed.

Mayor Ingram agreed with Council member Fritz that the budget funds should be used to "heal" the current roads and then look at curb and gutter options.

Mrs. Folks stated that the Engineer may determine with the storm drainage system, that curb and gutter may be required in some areas.

Mr. Fritz stated his priorities are maintaining the condition of current roads, and the North Loafer Canyon road project. His goal is to set aside \$10,000 per year for the next 2-3 years, and then hopefully in the third year remaining funds can be put toward North Loafer Canyon Road project.

Mr. Fritz went to year 2001/2002 of his summary. He had spoken with the Town's maintenance superintendent, Kent Haskell, as to what equipment might be beneficial to the Town. His suggestion was a road grader, so that the sides of the roads could be dressed better. This would help the roads from becoming undercut.

PLANNING COMMISSION/TOWN COUNCIL MINUTES - 2-19-98 CONT

Mrs. Folks stated that heavy road equipment is available through the interlocal agreement with the South Utah County Mayors. Mayor Ingram said that a list of available equipment and the cost to the communities, is being compiled.

Commission member Schulthess questioned the possibility of having the National Guard help the Town with road grading.

Council member Bowen stated that they would help build roads, but maintenance was the responsibility of the Town due to liability issues.

Council member Fritz presented a letter from U-dot stating that a road will be built between Woodland Hills and Loafer Canyon Road. Once the road is in place there is a five year no-cut policy.

Application would have to be made to the County for permission to lay utilities etc. Council member Fritz suggested that Town utility lines be put down (water, sewer).

Mrs. Folks reviewed with Mr. Fritz his opinion that based on his figures, maintenance of roads and capital improvements, within five years roads will be well in hand.

Mrs. Folks questioned the possible expansion of the Growth Management area at that time. This would be based on a Capital Facilities Plan.

Mrs. Folks suggested looking into public safety issues, such as safer roads during school hours; crossing guard, flashing lights, etc. She will make recommendations to Councilmember Pam Stanger.

BRENT BLUTH Councilmember Brent Bluth presented his summary of capital
WATER & SEWER improvements for water & sewer.(See Attachment) He stated his main project would be to replace 2" water lines in the years 1999-2001. Mr. Bluth reviewed his summary. (See Attached)

Mrs. Folks stated that finishing the extension of the 10" water line on Hillside Dr. needed to be added to the summary in year 1999-2000.


PLANNING COMMISSION/TOWN COUNCIL MINUTES - 2-19-98 CONT

Mr. Bluth suggested the need for repair equipment to be on hand in the event of broken water lines or other emergencies, so that the Town would not have to try and locate parts from other Towns, or wait until Mountainland has the time to deliver the needed items..

The Commission members reviewed the possible need for a new water storage tank in the future. It was Mr. Bluths' opinion that rather than the need for a new storage tank, there would be the need for a new well to increase pumping capacity. Presently, the storage tank will be able to facilitate the water. The Council needs to begin negotiations for land and location for a new well.



Planning Commission Chair



Town Clerk

AMENDED NOTICE & AGENDA

Notice is hereby given that the Town Council of Elk Ridge will hold a regular Town Council Meeting on Tuesday, February 24, 1998, with the Council Work Session at 7:00 P.M., followed by the regular Council Meeting to be held at 8:00 P.M. The meeting will be held at the Elk Ridge Town Hall, 80 E. Park Drive, Elk Ridge, Utah.

7:00 P.M. - COUNCIL WORK SESSION:

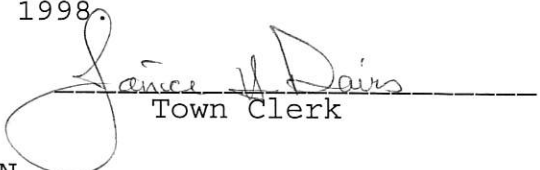
Planning Commission Update:
Growth Management Plan
5 Yr. Capital Facilities Plan
HB 295, HB 210 (Moderate Income Housing)
Hillside Dr. Water Line-Brent Bluth
Parks Committee/Open Space & Trails-Pam Stanger
Update
Records Management
Utah County Council of Governments Invitation

8:00 P.M. - COUNCIL MEETING AGENDA

8:00 Invocation/Pledge of Allegiance
8:03 Agenda Time Frame
8:05 Deputy Town Clerk/Appointment
8:10 Records Management
8:15 Hillside Water Line
8:20 Approval/Park Impact Fee Study
Mountainlands Assoc. Of Governments
8:25 Coley's Cove Improvements
8:35 Expenditures:
General
Fire Dept. List for 1998/99 Fiscal Year
8:45 Approval of Minutes of Previous Meetings
8:50 Adjournment

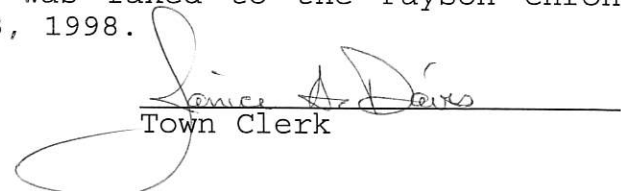
The times listed for each item which appears on the agenda may be accelerated if time permits. All interested persons are invited to attend.

Dated this 23rd day of February, 1998.


Town Clerk

CERTIFICATION

I, the undersigned, duly appointed and acting Town Clerk for the municipality of Elk Ridge hereby certifies that a copy of the foregoing Notice of Agenda was faxed to the Payson Chronicle, Payson, Utah, on February 23, 1998.


Town Clerk

ELK RIDGE
TOWN COUNCIL MEETING
February 24, 1998

TIME & PLACE
OF MEETING

The regular meeting of the Elk Ridge Town Council was held on Tuesday, February 24, 1998. The Council Work Session began at 7:00 PM with the regular Town Council Meeting starting at 8:00 PM. The meeting was held at the Elk Ridge Town Hall, 80 E. Park Drive, Elk Ridge, Utah.

Notice of time, place and Agenda of this meeting was provided to the Payson Chronicle and to each member of the governing body by mailing a copy to each on February 20, 1998.

ELK RIDGE TOWN COUNCIL
WORK SESSION

ROLL CALL

Mayor Cregg Ingram, Councilmembers: Brent Bluth, Vernon Fritz, Pamela Stanger and Gary Bowen and Ernestine Folks and Town Clerk: Janice Davis.

PLANNING
COMMISSION
UPDATE

1. Growth Management Plan - Not sufficient information to report
 2. 5 year Capital Facilities Plan - Not sufficient information to report
- To go into March Newsletter: By Jim Nicolet
- Summaries: Moratorium Ordinance
No Annexation Petitions being accepted

3. HB 295 / HB 210

At the Council Meeting on January 27, 1998, The Council agreed that the Planning Commission should contact Mountainlands Association of Governments (MAG) to have them work with the Planning Commission to assist in preparing a plan for moderate income housing within the municipality.

In a meeting held by MAG on February 18th for all Utah County Communities, Andrew Jackson discussed the affordable housing requirements of HB 295. In a Legislative update on HB 210, Andrew Jackson indicated this amendment will require an annual review of the plan and filing a report. MAG is trying to get some changes in HB 210 which would only require 1st and 2nd class cities to comply with the annual report. Support of MAG's proposed changes would benefit small cities and towns.

Mr. Jackson informed us that in a previous Council of Governments (COG) Meeting, the Mayors did not want to use MAG's assistance with preparation of the moderate Income Housing Plan. They were more inclined to towards doing their own thing.

ELK RIDGE TOWN WORK SESSION 2-24-98 CONT

In this meeting on February 18th, those present were inclined to use MAG's assistance. Andrew Jackson will now go back to the Mayors and report that the planners at the February meeting want to use the MAG's assistance. Before anything goes any further, Mr. Jackson indicated MAG needs the Mayors' approval. It is not quite clear on why the Mayors were so inclined. Ernestine Folks spoke with Lynn Jacobson and he was not aware of why the Mayors wouldn't want to use MAG. Elk Ridge does not have the staff to do their "own thing" and the Planning Commission believes we would want to use MAG's assistance to guide us through this process. What MAG has already done is compiled the data and demographics needed for the plan.

Any support towards HB210 would be favorable for the Town

HILLSIDE DRIVE Councilmember Bluth met with Ernestine Folks, Bruce Hall and Kent Haskall to discuss the proposed water line which will come down Hillside Drive and will tie into the line on Alpine Drive. R.L. Yergensen will be required to tie into what is considered the "lower zone" of the Elk Ridge water system (Alpine Drive). This should increase the pressure on Highland Drive and Astor Lane to about 50 pounds PSI. This would be a 10" line coming down Hillside Drive to parallel the existing 10" line. The developer is responsible for 8" and the Town would cover the difference. (Estimated cost for the Town's portion = \$20,000 - \$25,000)

Mayor Ingram questioned if the Astor Lane/Highland Circle could be isolated and connected into the "upper zone". This idea is not recommended by the Engineer because a pressure reducing valve would be required and would be costly.

The mayor added that his area has been a long-term problem - what would it take to really correct the pressure? Mrs. Folks suggested another option; to have the problem corrected by developers and paid for as "off-site" reimbursements by future developers.

Bruce hall is to be invited to the next Town Council Meeting to discuss these options.

**PARKS
COMMITTEE/
OPEN SPACE** Councilmember Stanger attended the meeting at Mountainlands Association of Governments (MAG) on Impact Fees for Parks/Trails, etc. A Parks Committee will determine which options the Town will follow and will work with MAG.

ELK RIDGE TOWN WORK SESSION 2-24-98 CONT

RECORDS

Resolution #97-5-13-9r was passed in May of 1997. It allows tapes to be used for the purpose of transcribing the official minutes, then be destroyed. Denton Hatch indicated that the wording in the resolution could be clarified somewhat in the form of an amendment to the resolution. (Mr. Hatch will be contacted by the Mayor to draft an amendment to the current resolution.) After the passage of the resolution, Mayor Jacobson directed that all of the tapes which had been transcribed into approved minutes be destroyed. Some of the tapes were kept for the purpose of rotating, to be used over again.

A request has been made for some of those tapes regarding certain Council Meetings. There was a question as to whether or not they should be considered permanent records or if only the minutes should be used by the public. The Mayor referred the matter to the Town Attorney, Denton Hatch. Mr. Hatch advised that all tapes be destroyed except those which the Town still possesses and for which there have been requests; the originals should be stored as permanent records and the public allowed to duplicate the copies at the Town Office. The tapes not requested should be destroyed and not kept for rotation.

Tapes requested during the time when the transcription takes place should not be released. The minutes are not considered to be "public" until after they are approved. (Check with Denton Hatch). The Mayor will issue a letter to the individual requesting the tapes and invite a written request for the tapes of interest.

The Council approved the Town Clerk purchasing a tape eraser for the Town.

Councilmember Fritz feels that Mr. Hatch should also be consulted as to the ability of the public to request a tape for a meeting during the transcription period to be copied after approval of the minutes. It was felt by the Council that the resolution indicates that the written minutes are to be considered the official records of the Town.

ELK RIDGE TOWN
COUNCIL MEETING

TIME & PLACE OF MEETING	The regular meeting of the Elk Ridge Town Council was held on Tuesday, February 24, 1998. The Council Work Session began at 7:00 PM with the regular Town Council Meeting starting at 8:00 PM. The meeting was held at the Elk Ridge Town Hall, 80 E. Park Drive, Elk Ridge, Utah. Notice of time, place and Agenda of this meeting was provided to the Payson Chronicle and to each member of the governing body by mailing a copy to each on February 20, 1998
ROLL CALL	Mayor Cregg Ingram, Councilmembers Brent Bluth, Vernon Fritz, Pamela Stanger, Gary Bowen; Ernestine Folks, Seth Waite and Town Clerk Jan Davis.
INVOCATION & PLEDGE OF ALLEGIANCE:	Invocation by Mayor Cregg Ingram
AGENDA TIME FRAME	A MOTION WAS MADE BY BRENT BLUTH AND SECONDED BY VERNON FRITZ TO SHIFT THE AGENDA TIME FRAME DOWN 15 MINUTES. VOTE: YES (5) NO (0)
DEPUTY TOWN CLERK APPOINTMENT	A MOTION WAS MADE BY MAYOR INGRAM AND SECONDED BY GARY BOWEN TO APPOINT LISA EHLERS AS THE DEPUTY TOWN CLERK FOR ELK RIDGE TOWN. VOTE: YES (5) NO (0)
RECORDS MANAGEMENT	A letter will go out from Mayor Ingram to the individual requesting tapes of certain Town Council Meetings, as discussed in the Work Session.
HILLSIDE WATER LINE	Discussion will continue at the next Town Council Meeting when Bruce Hall is present.
PARK IMPACT FEE STUDY/MAG	A MOTION WAS MADE BY BRENT BLUTH AND SECONDED BY GARY BOWEN TO APPROVE MOUNTAINLAND ASSOCIATION OF GOVERNMENTS TO ASSIST ELK RIDGE IN THE PARK IMPACT FEE STUDY. VOTE: (5) NO (0) Mayor Ingram to write the letter.

ELK RIDGE TOWN COUNCIL MEETING 2-24-98 CONT

COLEY'S COVE IMPROVEMENTS The improvements on Coley's Cove were installed with Oak Bluff Subdivision, Plat B. The road is washing out and the road is in need of repair. The durability retainage for Plat B is still being held and will be until the repairs are complete and are inspected by the Town Engineer. Mr. Mecham (developer) was informed of the situation in May, 1997, and responded that the repairs would be done. To date, they have not been.

MOTION WAS MADE BY MAYOR INGRAM AND SECONDED BY GARY BOWEN, TO AUTHORIZE THAT A LETTER BE SENT TO MR. MECHAM DIRECTING HIM TO REPAIR COLEY'S COVE AND TO HAVE IT INSPECTED BY HALL ENGINEERING BY JULY 1, 1998, OR HE WILL BE CONSIDERED "IN DEFAULT" AND HE WILL FORFEIT THE COST OF THE REPAIRS FROM HIS DURABILITY RETAINAGE, TO BE USED BY THE TOWN TO MAKE THE NECESSARY REPAIRS.

VOTE: YES - (5) NO (0)

Building Permits should not be issued on Oak Bluff Estates, Plat E, until the repairs are complete.

EXPENDITURES: Fire Dept.: Chief Seth Waite submitted a proposed budget for the Fire Dept. For the 1998-99 fiscal year.
Total Fire Dept. Budget = \$24,910
Total EMS Budget = \$10,276

Chief Waite reviewed the proposed budget with the Council and answered any questions. He informed the Council that Utah County will be bringing into operation in the next 2 years, an 800 megahertz radio system. The Town must prepare for this switch over. He estimates approximately \$15,000 for radio equipment alone. A separate Capital Projects Fund for the purpose of accruing the necessary financing was suggested. Councilmember Stanger will review the Fire Dept. Budget, to be applied to the 1998-99 Fiscal Year Budget.

MINUTES: **MOTION WAS MADE BY BRENT BLUTH AND SECONDED BY GARY BOWEN TO APPROVE THE MINUTES OF 1-13-98 AS CONSTITUTED.**

VOTE: YES (5) NO (0)

ELK RIDGE TOWN COUNCIL 2-24-98 CONT

MOTION WAS MADE BY BRENT BLUTH AND SECONDED BY GARY BOWEN TO APPROVE THE MINUTES OF 1-27-98 WITH CORRECTIONS:

CAPITALIZE: TOWN COUNCIL, PLANNING COMMISSION, GROWTH MANAGEMENT POLICY, CAPITAL FACILITIES PLAN

WORK SESSION:

- 1. PG. 1 (P. 5): STRIKE "JOURNAL"**
(P. 6): ADD "NO-NONE" TO VOTE
- 2. PG. 2 (P. 3): "DEVELOPMENT" IN HEADING; LINE 1: "TO THE TOWN COUNCIL..."**
- 3. PG. 3: ADD HEADING AT THE TOP**
(P. 4): SMALL "S" IN STORAGE
(P. 5): "GENERAL"
(P. 7): CHANGE "POSITION" TO "PETITION"
- 4. PG. 4: ADD HEADING AT THE TOP**
(P. 1): ERNESTINE FOLKS...STRIKE "MOVED TO..."
CHANGE "BOWER" TO "BOWEN"
(P. 2): LINE 1- "OPEN SPACE TO THE TOWN BY..."
(P. 4): STRIKE "[
- 5. PG. 5: ADD HEADING AT THE TOP**
CHANGE "YORGENSEN" TO "YERGENSEN"
"NICALET" TO "NICOLET"

REGULAR SESSION:

- 1. PG. 1: CHANGE DATES FROM FEBRUARY 24 TO JANUARY 27**
(P. 4): CHANGE "OR" TO "ON"
(LAST P.): CAPITALIZE "CARTER"
- 2. PG. 2: ADD HEADING AT TOP**
(P. 6): ADD AFTER "JUDICIAL RELIEF...CAN FILE A WRITTEN CLAIM WITH THE TOWN"
- 3. PG. 3: ADD HEADING AT TOP**
(P. 2): ADD "...THIS GIVES A MUCH NICER LOOK..."
(P. 4): CAPITALIZE "PARTIDGE" & ADD "SUGGESTED"
- 4. PG. 4 (P.2): SHOULD READ: "...LOW INCOME STATUS IS BASED ON THE MEDIAN INCOME ACROSS UTAH COUNTY."**
(P. 4): ADD, "THE CAPITAL FACILITIES PLAN"
(P. 6): ADD, "NO-NONE" TO VOTE
- 5. PG. 5: ADD, "NO-NONE" TO VOTES OF BOTH MOTIONS**
VOTE: YES-(5) NO-(0)

ELK RIDGE TOWN COUNCIL 2-24-98 CONT

ADJOURN

**MOTION WAS MADE BY PAM STANGER AND SECONDED BY
BRENT BLUTH TO ADJOURN**

VOTE: YES-(5) NO-(0)


TOWN CLERK

NOTICE & AGENDA

Public Notice is hereby given that the Town Council of Elk Ridge will hold a regular Town Council Meeting on Tuesday, March 10, 1998, with the Council Work Session at 7:00 PM, followed by the regular Council Meeting, to be held at 8:00 PM. The Meeting will be held at the Elk Ridge Town Hall, 80 E. Park Dr., Elk Ridge, Utah.

7:15 P.M. - COUNCIL WORK SESSION

Hillside Water line/Astor Ln. & Highland Cr.
Bruce Hall
Capital Facilities Plan/Discussion
1998/1999 Budget Discussion

8:00 P.M. - REGULAR COUNCIL MEETING AGENDA ITEMS

8:00 Invocation & Pledge of Allegiance
8:05 Approval of Agenda Time Frame
8:10 Elk Ridge Heights Subdivision, Plat A-Final
8:25 Schultz/Meyer Subdivision, Plat A-Final
8:40 Approval of Minutes of Previous Meetings
8:50 Expenditures
 General
8:55 Adjournment

The times listed for each item which appears on the agenda may be accelerated if time permits. All interested persons are invited to attend.

Dated this 6th day of March, 1998.




Town Clerk

*Handicap Access Available Upon Request...(24 Hours Notice)

CERTIFICATION

I, the undersigned, duly appointed and acting Town Clerk for the municipality of Elk Ridge hereby certifies that a copy of the foregoing Notice and Agenda was faxed to the Payson Chronicle, Payson, Utah and mailed to each member of the governing body on March 6, 1998.



Town Clerk

ELK RIDGE
TOWN COUNCIL MEETING
MARCH 10, 1998

TIME & PLACE OF MEETING The regular meeting of the Elk Ridge Town Council was held on Tuesday, March 10, 1998. The Council Work Session began at 7:00 p.m. with the regular Town Council Meeting starting at the Elk Ridge Town Hall, 80 E. Park Drive, Elk Ridge Utah.

Notice of time, place and Agenda of this meeting was provided to the Payson Chronicle and to each member of the governing body by mailing a copy to each on March 6, 1998.

ROLL CALL Mayor Ingram, Councilmembers Gary Bowen, Brent Bluth, Pam Stanger, Vernon Fritz, Bruce Hall, Ernestine Folks and Jan Davis.

ELK RIDGE TOWN COUNCIL
WORK SESSION

HILLSIDE WATER LINE Discussion of water pressure problem existing on Astor Lane and Highland Circle. Bruce Hall was present to answer questions from the Council.
ASTOR LN / HIGHLAND Circle

Mayor Ingram had questioned if the area could be connected into the "upper" water system in Town to increase the pressure on Astor Lane & Highland Circle. (This could simply force the same pressure problems north to the next section in town.)

Bruce Hall: 2 things affect water pressure.

1. Pressure itself
2. Demand on the system
 - A. If system is not big enough - when the demand is great, the pressure drops
 - B. 10" line carries 6 times what a 6" line carries. when a high pressure zone is connected onto a low pressure zone, pressure reducing stations are necessary. A master plan for the water system needs to be done and the Town needs to decide how growth is to be handled. The State recommends that water pressures not exceed 80 lbs. In most Cities/Towns, 50 lbs. of pressure is considered good for service pressure.

As the water line is brought north by R.L. Yergensen, to tie

ELK RIDGE TOWN COUNCIL WORK SESSION - 3-10-98 CONT

into the line on Alpine Drive., the looping will increase the pressure on Highland Circle & Astor Lane to about 50 lbs. (If the 2" lines on those streets are replaced with 6" lines).

Projects to consider:

1. Replace 2" water lines with 6" lines
 - A. Cap-off connecting 2" line between Astor Lane & Highland Circle.
2. Extend 10" lines
 - A. Hillside Drive North to loop at Alpine Drive
 - 2) The line would be most effective if brought down directly from the lower tank.
 - 1) Approach developers about handling the cost - to be paid back through "off-site" reimbursements.
 - B. As development occurs north of Town (Off the bench), a 10" line needs to be brought down to create another Water Zone to service the lower part of Town

Bruce Hall suggested having Kent Haskell install the line & rent a track hoe, to save some of the cost.

Councilmember Brent Bluth, Bruce Hall and Ernestine Folks will meet with R.L. Yergensen. Mrs. Folks will try to set up the meeting for Thursday, 3-19-98, at 8:30 p.m. - just after the joint Town Council/Planning Commission Meeting, to be held from 7:00 - 8:30 p.m.

2. Locating a new well

Bruce Hall advised that the fault line acts as a dam - the well would need to be below the fault line or above it. With the well above the fault line, pumping cost would be less - Location of the well would also depend on where the growth is occurring. If the growth is north of Town, perhaps it would be worth it to position the well in that area.

CAPITAL FACILITIES PLAN

Roads Department

Councilmember Fritz projects \$69,000 for 1998/99 for road repairs. \$55,000 had been projected in February 1998-

Question: Where will the additional \$14,000 come from?

Councilmember Fritz feels \$69,000 is feasible to budget, with the understanding that the budget can be amended if the amount is not met.

ELK RIDGE TOWN WORK SESSION - 3-10-98 CONT

The Planning Commission has requested an inventory list of each of the roads in town, including information such as what repairs have been done, what repairs are expected and the milage on each street. This type of schedule is needed for the Capital Facilities Plan. Councilmember Fritz will have this information by the next Planning Commission Meeting. Powell Road will be repaired this summer with an overlay. The road will be filled in to level it off. Petromat will be laid, then the overlay.

1998/99 BUDGET DISCUSSION

A budget worksheet was handed out to the Councilmembers showing the current budget figures, the year-to-date figures and a blank space for next year's expected figures. Each Department Head is to fill in the blanks with the amounts needed for 1998/99 and hand back in to the Town Clerk by the next council meeting. A "tentative" budget is to be adopted by the first Town Council Meeting in May, 1998.

ELK RIDGE TOWN COUNCIL MEETING

ROLL CALL

Mayor Ingram, Councilmembers Gary Bowen, Brent Bluth, Pam Stanger, Vernon Fritz; Hamid Mortezaazadeh, Shada Mortezaazadeh, Susan Meyer, Bettina Shultz, Ernestine Folks and Jan Davis.

INVOCATION & PLEDGE OF ALLEGIANCE

Invocation was given by Vernon Fritz with the Pledge of Allegiance following.

AGENDA TIME FRAME

MOTION WAS MADE BY BRENT BLUTH AND SECONDED BY GARY BOWEN TO SHIFT THE TIME FRAME DOWN 10 MINUTES WITH ALL AGENDA ITEMS AS CONSTITUTED.

VOTE: YES (5) NO (0)

ELK RIDGE HEIGHTS, PLAT A FINAL

Memo - Dated March 9, 1998

This Plat is vested in the old development code, and was in the final plat process when the moratorium on new developments was enacted. The new and pending ordinances are not applicable.

On March 5, 1998 the Elk Ridge Planning Commission approved recommending to the Town Council to grant final plat approval to the Elk Ridge Heights Subdivision, Plat A contingent upon Hall Engineering costs in the amount of \$1,000.00 and the offsite reimbursement fee owing to R.L. Yergensen for the retention basin in the amount of \$3,000.00 being

ELK RIDGE TOWN COUNCIL - 3-10-98 CONT

added to the cost estimates and the performance bond documents being signed.

Plat should not be recorded until performance bond documents have been signed.

Initially, two sumps were going to be placed on Alexander Drive to handle the surface water flow. However, Hall Engineering decided against the sumps. Instead the surface water will flow to the retention basin being installed by the Oak Hills Estates Subdivision. Payment of \$3,000.00 to R.L. Yergensen, developer of the Oak Hills Estates Subdivision was determined as an adequate amount by Hall Engineering.

All other requirements have been met.

MOTION

MOTION WAS MADE BY PAM STANGER AND SECONDED BY VERNON FRITZ TO APPROVE ELK RIDGE HEIGHTS SUBDIVISION, PLAT A AND GRANT FINAL PLAT CONTINGENT UPON THE SIGNING OF THE PERFORMANCE DOCUMENTS.

VOTE: YES (5) NO (0)

SHULTZ/MEYER
SUBDIVISION,
PLAT A - FINAL

This lot was an existing lot #4 owned by David Larsen in Block 9, Salem Hills Subdivision, Plat B. Mr. Larsen divided the lot, sold the divided portion and homes were built on both parcels. Ms. Shultz and Ms. Meyers purchased the home on the created section of the lot and now wish to purchase the piece of property along the southern border of Mr. Larsen's lot to be added onto their southeastern border. In order to accomplish this action properly, the Planning Commission indicated that the formal subdivision process should be gone through. (The original lot split, which occurred over 20 years ago, was never legalized.) Both lots meet the minimum square footage requirement for the zone as pre-existing conditions.

Memo - Dated March 9, 1998

On February 26, 1998 the Elk Ridge Planning Commission approved recommending to the Town Council to approve the Shultz/Meyer Subdivision, Plat A, Final Plat contingent upon a Fire Hydrant being placed on Salem Hills Circle and acceptance of the modification from the standard on the frontage of the lots.

Public Hearing on the issue of vacating and amending lot #4, Block 9 of

ELK RIDGE TOWN COUNCIL - 3-10-98 CONT

the Salem Hills Subdivision, Plat B was held on November 11, 1997. The Elk Ridge Town Council rendered a decision wherein they were satisfied that neither the public nor any person will be materially injured by the proposed vacation, alteration or amendment, and that there is good cause for the vacation, alteration or amendment.

This plat was in the Final Plat process when the moratorium on new developments was enacted.

Water Superintendent and Fire Chief are to determine where the Fire Hydrant should be located. The Planning Commission recommends the Town assume the responsibility for the fire hydrant construction, since the problem of there not being a fire hydrant was a result of the Town not requiring installation of the hydrant with the initial Salem Hills Subdivision, Plat B. (Note: This is not an isolated incident, there have been and are other missing hydrants). The issue of who pays for the costs involved with the fire hydrant will need to be determined by the Town Council. Cost estimates for the fire hydrant in the amount of \$3063.41, have been provided by water superintendent, Kent Haskell.

Final Plat drawing has been reviewed and approved by Hall Engineering. There are no cost estimates as there are no improvements with this subdivision. All improvements are existing. Both lots have existing homes.

1. The Town Council accepted the frontage on the lots since the lots have been in existence for over 20 years and there are existing homes on both lots.
2. The council also agreed that the need for a fire hydrant on the cul de sac is not a result of this subdivision and that the owners should not be responsible for the cost of the hydrant.

MOTION WAS MADE BY BRENT BLUTH AND SECONDED BY GARY BOWEN TO APPROVE THE SHULTZ/MEYER SUBDIVISION, PLAT A AND GRANT FINAL PLAT.

VOTE: YES (5) NO (0)

ELK RIDGE TOWN COUNCIL - 3-10-98 CONT

MINUTES MOTION WAS MADE BY GARY BOWEN AND SECONDED BY BRENT BLUTH TO APPROVE THE MINUTES OF 2-10-98 AS CONSTITUTED WITH ONE CORRECTION: PAGE 90, UNDER BUDGET DISCUSSION: STRIKE "MARCH BEGINS THE NEW FISCAL YEAR."

VOTE: YES (5) NO (0)

MOTION WAS MADE BY PAM STANGER AND SECONDED BY GARY BOWEN TO APPROVE THE MINUTES OF 2-24-98 AS CONSTITUTED WITH ONE CORRECTION: PAGE 97, "MEGAHERTZ" TO "MEGAHURTZ"

VOTE: YES (5) NO (0)

EXPENDITURE

General:

1. Copier Maintenance Contract

MOTION WAS MADE BY PAM STANGER AND SECONDED BY GARY BOWEN TO APPROVE THE RENEWAL OF THE MAINTENANCE CONTRACT WITH IKON FOR \$575.00.

VOTE: YES (5) NO (0)

2. The networking system on the Town Office computers is in need of repair. We have bids at \$59/hour and \$65/hour.

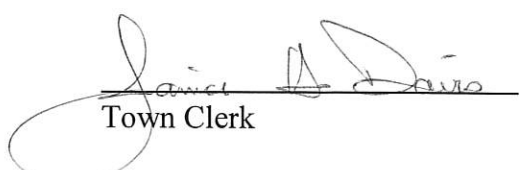
MOTION WAS MADE BY MAYOR INGRAM AND SECONDED BY GARY BOWEN TO APPROVE THE REPAIRS ON THE NETWORK SYSTEM ON THE COMPUTERS, THE COST NOT TO EXCEED THE AMOUNT AVAILABLE IN "PURCHASE OF EQUIPMENT" IN GENERAL ADMINISTRATION.

VOTE: YES (5) NO (0)

ADJOURNMENT

MOTION WAS MADE BY VERNON FRITZ SECONDED BY BRENT BLUTH TO ADJOURN THE MEETING.

VOTE: YES (5) NO (0)


Town Clerk

NOTICE OF SPECIAL PUBLIC MEETING

Notice is hereby given that the Elk Ridge Planning Commission will hold a special joint public meeting with the Elk Ridge Town Council at 7:00 p.m. at the Elk Ridge Town Hall, 80 E. Park Dr., Elk Ridge, UT, on Thursday, March 19, 1998, at which time consideration will be given to the following:

7:00 PM - CAPITAL FACILITIES PLAN WORK SESSION
(Planning Commission & Town Council)

The time which appears on the agenda may be accelerated if time permits. All interested persons are invited to attend this meeting.

Dated this 18th day of March, 1998.

BY ORDER OF THE ELK RIDGE PLANNING COMMISSION.

CERTIFICATION

The undersigned duly appointed and acting Town Clerk for the municipality of Elk Ridge, hereby certifies that a copy of the foregoing Notice of Public Meeting was faxed to the Payson Chronicle, Payson, Utah and hand carried to each Member of the Planning Commission & Town Council this 18th day of March, 1998.



Town Clerk

ELK RIDGE
TOWN COUNCIL AND PLANNING COMMISSION
JOINT MEETING
March 19, 1998

TIME & PLACE OF MEETING A Special Joint Public Meeting was held with the Elk Ridge Town Council and Planning Commission on Thursday, March 19, 1998, at 7:00 p.m. The meeting was held at the Elk Ridge Town Hall, 80 E. Park Dr., Elk Ridge, Utah.

Notice of time, place and agenda of this meeting was provided to the Payson Chronicle and to each member of the Town Council and Planning Commission by hand delivering a copy to each on March 18, 1998.

ROLL CALL Town Council: Mayor Ingram, Councilmembers; Vernon Fritz, Brent Bluth & Gary Bowen (absent-Pam Stanger) Planning Commission Members: Ty Ellis, Ernestine Folks, Terry Righettini, Stewart Jolley, Gary Proctor & Tod Schulthess (absent-Jim Nicolet), Forrest Darling and Janice Davis - Town Clerk.

CAPITAL FACILITIES IMPROVEMENT PLAN

The meeting was conducted by Ernestine Folks. Mrs. Folks and Jim Nicolet met with Andrew Jackson (Mountainlands Association of Governments..."MAG") The discussion was centered around the following:

1. How to determine growth management boundaries
2. Capital Facilities Plan must include the current year (1998/99) plus 5 years. The Council should note the extra sheet attached to the draft plan submitted to them.
3. Sunrise Engineering Studies must be updated (by Sunrise).
4. A "no-cut" rule is being adopted by many cities/towns (Utah County has a 5-year "no-cut" rule). This means that when the roads sustain any major repair like overlays, there can be no cuts into the road for at least two years. This helps to preserve the roads. Elk Ridge may want to adopt this rule.
5. Added personnel costs due to growth must be considered under General Administration.

Question: What is Bruce Hall doing as far as engineering on Loafer Canyon Rd.? He has been authorized to begin, is anyone coordinating this? Councilmembers Fritz and Bluth agreed to speak to Mr. Hall later that same night, at the meeting to be held after the joint meeting. The

ELK RIDGE SPECIAL JOINT PUBLIC MEETING - 3-19-98 CONT.

continued contact will be with Councilmember Fritz.

ROADS DEPT.

Councilmember Fritz submitted a draft of a detailed breakdown of the streets in Town including the history of repairs and expected repairs on each street. He has tried to forecast where the revenues will come from for the future needs of the Roads Dept. Also included in the report are the linear feet for each street.

A color-coded map of the streets in Town was presented..showing:

1. Urban/Rural Class Roads

A. Overlays are good for 8-10 years

B. Chip & Seal is good for about 7 years

2. Collector Class Roads

Should be serviced every 7 years

-Some projects will overlap between depts., for instance, Powell Road will have an overlay...water/sewer lines must be installed prior to the new surface being laid. This involves the Roads as well as the Water/Sewer Depts. This should be so noted on the plan. Councilmember Fritz anticipates \$55,000 to \$60,000 spent annually on roads.

-Gary Proctor (Planning Commission): The shoulders of the roads in Town must be addressed with the projected repairs. The edges of the asphalt are breaking away, even on some of the newly repaired roads. Councilmember Fritz responded that certain roads have been identified for shoulder work.

-Water drainage creates problems and curb/gutter doesn't cure all of the problems, in fact, it can create even more problems.

-It was estimated that a 2" overlay, with petromat, costs about \$57,000/mile of road (at 24 ft. Width). Streets in the newer subdivisions have 34 ft width of asphalt.

-Purchase of a backhoe is projected in the future and it was suggested that we transfer money into a reserve account to accrue for this eventual purchase. (\$75,000-\$80,000) This would be spread between several depts.

WATER DEPT.

Available Revenue:

Treasury Accounts-

1. #0171 & # 0173 - Balance = \$15,114

2. #1794 ("New Tank Escrow") - Balance = \$4,343

Is this usable in the Water System?

3. #1583 ("Capital Facilities Replacement") - Balance as of 1/98 = \$39,469

Check with the State as to the purpose of this account.

A. Maintain current system (the one bonded for)

B. Replace with a new system (new well & tank)

ELK RIDGE SPECIAL JOINT MEETING - 3-19-98 CONT.

Two accounts to be set up:

1. Operating Fund Balance/Water

1996/97 = \$46,627

2. Impact Fee Fund Balance/Water

1996/97 = \$20,625 (the other extra balances could be added to this)

-A cost estimate is needed for the replacement of all of the old galvanized pipe used for water lines & budgeted into specific years.

There was a note on page 10, item #4 (bottom of page): The committee questioned the future purchase of a Town utility vehicle that could also be used for personal use. They feel this is excessive for a Town the size of Elk Ridge. Councilmember Bluth reported that Payson City handles this type of situation by providing a monthly allotment (\$450) for vehicle. The supervisor purchases the vehicle & owns it. Any cost over the allotted amount is the responsibility of the employee. They are reimbursed for mileage used on City business.

What are the related costs associated with the upkeep of the Elk Ridge utility pickup? The Town Vehicles are being used for personal use, how is this justified? If this practice continues, a way must be provided to include this as part of the "compensation package". There has been concern expressed by some Town citizens that the trucks are used for personal use and that they are kept in such poor appearance.

Councilmember Fritz feels that the pickup must be easily accessed for emergencies which arise after normal business hours and that seldom are there positive comments made about the work done for the Town after hours.

The pickup was purchased by the Town about 5 years ago, when will it need to be replaced?

There is also the problem of insuring non-employees in the vehicles when used personally.

The Council is opposed to the Town vehicles being loaned out to residents for their private use. Again, there is the problem of liability.

SEWER DEPT.

Available revenue:

Fund balance as of 6/96 was \$88,376

- 2 "Emergency" accounts are to be set up:

1. Operating Fund Balance/Sewer

1996/97 = \$33,325

2. Impact Fee Fund Balance

1996/97 = (-\$10,034)

This amount could be taken off of the \$88,376 (Balance = \$78,342)

ELK RIDGE SPECIAL JOINT MEETING - 3-19-98-CONT.

- Storm drainage system - cost estimates are needed
- Sewer Facility/Salem

When will the plant be upgraded as per the Sunrise Engineering Study?

- Loafer Canyon Sewer line

Check with Denton Hatch: Can residents along Loafer Canyon Rd. Be assessed for the installation of the sewer main and laterals for their frontage for ½ the road? Councilmember Bluth will check with Mr. Hatch.

The next joint meeting will be held Thursday, April 2, 1998, at 7:00 PM.

ADJOURNMENT

MOTION WAS MADE BY ERNESTINE FOLKS AND SECONDED BY GARY PROCTOR TO ADJOURN THE MEETING.

VOTE: YES (10) NO (0) ABSENT (2) JIM NICOLET
& PAM STANGER

Janice Davis
Town Clerk


Planning Commission Chairperson

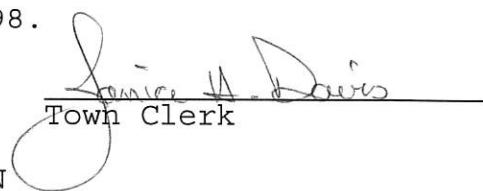
NOTICE & AGENDA

Notice is hereby given that the Town Council of Elk Ridge will not be holding a Town Council Meeting on Tuesday, March 24, 1998. The meetings are usually held at the Elk Ridge Town Hall, 80 E. Park Dr., Elk Ridge, UT.

7:00 P.M. - COUNCIL MEETING AGENDA

MEETING CANCELED DUE TO LACK OF BUSINESS.

Dated this 20th day of March, 1998.



Town Clerk

CERTIFICATION

I, the undersigned, duly appointed and acting Town Clerk for the municipality of Elk Ridge hereby certifies that a copy of the foregoing Notice of cancellation of the Town Council Meeting was faxed to the Payson Chronicle, Payson, Utah, on March 20, 1998 and mailed to each member of the Town Council on March 20, 1998.



Town Clerk

AMENDED NOTICE OF SPECIAL PUBLIC MEETING

Notice is hereby given that the Planning Commission and Town Council of Elk Ridge, Utah, will hold a Special Joint Public Meeting at the Elk Ridge Town Hall, 80 East Park Drive, Elk Ridge, Utah, at 7:00 P.M. on Wednesday, April 2, 1998, at which time consideration will be given to the following:

PLANNING COMMISSION/TOWN COUNCIL MEETING

7:00 PM	Invocation
7:05	CAPITAL FACILITIES IMPROVEMENT PLAN
7:30	Sunrise Engineering Culinary Water/Sewer 1996 Studies Updates
8:00	Capital Facilities Improvement Plan, Cont.
9:00	Sidewalk Survey
9:30	Adjournment

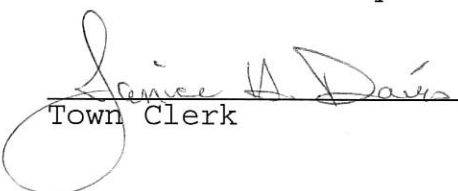
The times which appear on the agenda may be accelerated if time permits. All interested persons are invited to attend this meeting.

Dated this 31st day of March, 1998.

BY ORDER OF THE ELK RIDGE PLANNING COMMISSION

CERTIFICATION

The undersigned duly appointed and acting Town Clerk for the municipality of Elk Ridge, hereby certifies that a copy of the foregoing Amended Notice of Public Meeting was faxed to the Payson Chronicle, Payson, Utah and Hand delivered to each Member of the Planning Commission & Town Council this 31st day of March, 1998.



Town Clerk

ELK RIDGE
TOWN COUNCIL AND PLANNING COMMISSION
JOINT MEETING
April 2, 1998

TIME & PLACE OF MEETING	<p>A Special Joint Public Meeting was held with the Elk Ridge Town Council and Planning Commission on Thursday, April 2, 1998, at 7:00 pm. The meeting was held at the Elk Ridge Town Hall, 80 E. Park Dr., Elk Ridge, UT.</p> <p>Notice of time, place and agenda of this meeting was provided to the Payson Chronicle, Payson, UT, and to each member of the Town Council and Planning Commission by mailing a copy to each on March 27, 1998.</p> <p>An Amended Notice of time, place and agenda of this meeting was provided to the Payson Chronicle and to the members of the Town Council & the Planning Commission by hand delivering a copy to each on March 31, 1998.</p>
ROLL CALL	<p>Planning Commission Members: Jim Nicolet (Chairperson) Ernestine Folks (conducting), Stewart Jolley, Ty Ellis, Tod Schulthess & Gary Proctor; Town Council Members: Gary Bowen, Brent Bluth, Vernon Fritz; Bruce Ward (Sunrise Engineering), & Janice Davis-Town Clerk</p>
INVOCATION & PLEDGE OF ALLEGIANCE	<p>The Invocation was given by Jim Nicolet.</p>
SUNRISE ENG. WATER/SEWER IMPACT FEE STUDIES	<p>Bruce Ward (Sunrise Engineering, Inc.) was present to discuss the Water & Sewer Impact Fee Studies which were performed for the Town. They are in need of being updated with current information. Mayor Ingram has requested a cost estimate to have these studies updated. An estimate, including a cost breakdown was received from Sunrise Engineering in an amount not to exceed \$2,500.00 for the updates on both the Water & the Sewer studies. The Mayor polled the Town Council Members and a majority was in agreement with the proposed amount. Councilmember Fritz was not contacted. Mayor Ingram also requested that Mr. Ward be present at the Joint Meeting to answer any questions and discuss the proposed upgrades. The updated information from these studies is needed by the Town in the next 30-45 days.</p>

ELK RIDGE SPECIAL JOINT PUBLIC MEETING - 4-2-98 CONT

SEWER IMPACT FEE STUDY:

Sunrise Engineering is the consulting engineering firm for Salem City. They are well acquainted with Salem's Sewer Plant.

Projects/Salem Treatment Plant

1. Electrical System (currently submerged in water)

Bids to correct the problem range from \$100,000 to \$150,000. These bids are high & not acceptable to Salem City. Other options are being looked into which would be more cost effective.

2. Outfill Structure

Some of the work was done in late 1996. The last report lists the plant capacity at 100,000 gals. per day. It has been since concluded that the plant has a capacity of 1.25 million gals. per day (average), with a peak of 1.5 million gals. per day. This upgrade will increase the Sewer Impact Fees slightly.

Mr. Ward feels the update for the sewer study should be fairly simple - They will need the current number of connections and will be using a figure of 4.5 persons / connection.

Comments:

1. Current studies do not take into consideration non-paying lots for impact fees.
 - A. Majority of the lots in Town have had impact fees paid on them for water and sewer at the time of development - Projected revenues in non-operating funds are not being met.
 - B. Out of 192 available lots, only 65 will yield impact fees.
2. Current study recommends expansion of the sewer system in the Goosenest area - to connect onto trunk line north of State Highway 198. Why not connect onto main trunk line further south? (Once the line connects into Salem's flow, there is not enough capacity in the line if the Town's potential for growth is taken into consideration).
3. There are "bottle necks" in the line (in Salem) which should be corrected.
4. Salem has ground water problems which use up a portion of their capacity. (Some of the problems have been corrected).
5. Sunrise Engineering needs for a growth rate % to be decided upon. It allows some sort of projection.
6. When will Salem's electrical upgrade take place? (The work will begin by purchasing parts and start with the electrical engineer's

ELK RIDGE SPECIAL JOINT PUBLIC MEETING - 4-2-98 CONT

estimates in 1998/99.) Final costs for the project is still unknown.

Sunrise Engineering will inform Elk Ridge when costs are arrived at. Elk Ridge must budget for 18% of the cost.

WATER DEPT.
STUDY

Needed by Sunrise Engineering:

1. Updated growth and number of connections (Linda Cooper)
2. Accounting of Town's water rights - Ernie Folks to update this information.
3. Water source capacity - 4 wells (still current)
4. Water source protection plans (Councilmember Bluth is working on plan)
 - A. State regulations about protection zones around wells are stiffening - septic tanks are a threat to protection zones.
 - B. Protection plans from each municipality in SUVMWA will combine the plans into one study.
5. Storage capacity at 1,000,000 gallons.
6. Final accounting of total costs for the New Well / New Tank projects (Town Clerk)
 - A. Add categories on "reserve accounts" not shown on current water supply.
7. Water usage records for last 2 years (Linda Cooper)
8. 1997 Audit Report (Provided 4-2-98)
9. Water rate structure (Provided 4-2-98)

Councilmember Fritz would like to know if it is feasible to connect another well onto the current new tank. (It was determined that an additional tank would be required.)

Sunrise Engineering will send a contract to the Town for the work to be performed.

MOTION WAS MADE BY BRENT BLUTH AND SECONDED BY VERNON FRITZ TO AUTHORIZE SUNRISE ENGINEERING TO UPDATE THE WATER & SEWER STUDIES AS PER THE SUBMITTED COST ESTIMATE, NOT TO EXCEED \$2500.

ELK RIDGE SPECIAL JOINT PUBLIC MEETING - 4-2-98 CONT

AMENDED MOTION BY BRENT BLUTH AND SECONDED BY GARY BOWEN TO AUTHORIZE MAYOR INGRAM TO SIGN THE AGREEMENT BETWEEN ELK RIDGE AND SUNRISE ENGINEERING.

VOTE ON ORIGINAL MOTION: YES (3)
ABS (2) - PAM STANGER/MAYOR INGRAM

The agreement will be sent on Monday (4-6-98)

CAPITAL
FACILITIES PLAN

Mayor Ingram was supposed to have obtained a list, from south Utah County municipalities, of the cost for renting equipment.

Councilmember Fritz commented that if the money is not available for the equipment listed, that purchase simply be postponed to another year.

Councilmember Fritz feels there should be a fine for tracked vehicles activity. A warning should be given at the time of building permit - perhaps a \$500 fine, which would go up according to the length of road tracked.

FIRE DEPT.

\$1500/year is budgeted toward a new pumper truck. What is the cost of a truck? How much more is to be budgeted for this purchase?

PARKS

1. Councilmember Stanger is working on a Parks Grant, but she is unsure if it can be used for the same purpose as the last grant (Tennis Court).
 - A. There was a grant for \$2000 awarded in 1996/97 - but received in 1997-98. There was a grant awarded Elk Ridge in the Fall of 1997 for \$2,315 (not yet received). The grant is only good until 6-30-98. Receipts amounting to \$7,260 (plus the \$2000 grant) will equal the projected total of \$9,260 that was turned in for the \$2,315 grant. After proof of costs are turned in, then the Town will be reimbursed the \$2,315 grant money.

Under Mayor Bean, when there was an overall projection of costs for the Playground area, \$24,000 was estimated for two Tennis Courts.


ELK RIDGE SPECIAL JOINT PUBLIC MEETING - 4-2-98 CONT

The Capital Facilities Improvement Plan Committee will meet again on April 14, 1998 at 6:00 p.m. before the Town Council Meeting.

The next Planning Commission Meeting is on April 23, 1998.

Growth Management Plan Committee is to meet on Tuesday, April 7, 1998, after the plan Review.

ADJOURNMENT A MOTION WAS MADE BY STEWART JOLLEY AND SECONDED
BY ERNESTINE FOLKS TO ADJOURN THE MEETING.
VOTE: YES (5) NO (0)
ABS (2) - TERRY RIGHETINI / TODD SCHULTHESS



Town Clerk



Planning Commission Chairperson

NOTICE & AGENDA

Notice is hereby given that the Town Council of Elk Ridge will hold a regular Town Council Meeting on Tuesday, April 14, 1998, with a SPECIAL JOINT MEETING WITH THE TOWN COUNCIL & PLANNING COMMISSION AT 6:00 P.M., and a Council Closed Session at 7:30 P.M., followed by the regular Council Meeting to be held at 8:00 P.M. The meeting will be held at the Elk Ridge Town Hall, 80 E. Park Drive, Elk Ridge, Utah.

6:00 P.M. - SPECIAL JOINT TOWN COUNCIL/PLANNING COMMISSION

CAPITAL FACILITIES IMPROVEMENT PLAN

7:30 P.M. - COUNCIL CLOSED SESSION:

Discussion of Personnel

Discussion of Legal Strategy/Litigation

8:00 P.M. - COUNCIL MEETING AGENDA

8:00 Invocation/Pledge of Allegiance

8:03 Agenda Time Frame

8:05 Upgrading Computers-Jim Nicolet

8:10 Declaration of Zoning Lot-Jan & Lucia Newman

8:20 Resolution Amendment/Agendas & Minutes

8:25 Development Code Amendment (Clarification)
Discussion

8:30 Vernon Fritz:

Centralized Water Usage for Trucks

Tracked Vehicles on Public Streets (Fee)

Meeting with Commissioner Herbert-Information

8:40 Mayor Ingram-New Snowplow Financing

Vernon Fritz-Energy Tax Funding Use

8:50 Gary Bowen:

Board of Adjustment Member Approval

Home Occupation Businesses/Discussion

9:10 Allred/Gasser Cul de sac Durability Retainage

9:20 C.E.R.T. Training Meeting to be held at Town Hall
4-18-98 at 6:30 PM

9:25 Expenditures:

General


List of Expenditures for February, March 1998

9:30 Approval of Minutes of Previous Meetings

9:40 Adjournment

The times listed for each item which appears on the agenda may be accelerated if time permits. All interested persons are invited to attend.

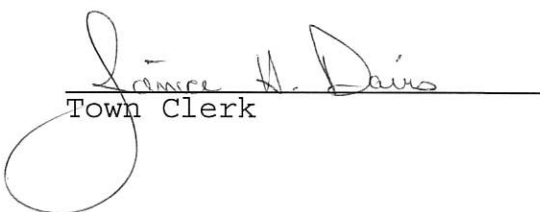
Dated this 10th day of April, 1998.


Town Clerk

BY ORDER OF THE ELK RIDGE TOWN COUNCIL/PLANNING COMMISSION

CERTIFICATION

I, the undersigned, duly appointed and acting Town Clerk for the municipality of Elk Ridge hereby certifies that a copy of the foregoing Notice of Agenda was faxed to the Payson Chronicle, Payson, Utah, and mailed to each member of the Elk Ridge Town Council and Planning Commission on April 10, 1998.



Town Clerk

ELK RIDGE
TOWN COUNCIL MEETING
APRIL 14, 1998

TIME & PLACE OF MEETING The regular meeting of the Elk Ridge Town Council was held on Tuesday, April 14, 1998 at 8:00 p.m.. A Special Joint Session was held with the Planning Commission and the Town Council at 6:00 p.m., followed by an Executive, Closed Session at 7:30 p.m. The meetings were held at the Elk Ridge Town Hall, 80 E. Park Drive, Elk Ridge Utah.

Notice of time, place and Agenda of this meeting was provided to the Payson Chronicle and to each member of the governing body by mailing a copy to each on April 10, 1998.

ELK RIDGE TOWN
SPECIAL JOINT MEETING
TOWN COUNCIL/PLANNING COMMISSION

CAPITAL FACILITIES IMPROVEMENT PLAN

ROLL CALL Mayor Ingram, Councilmembers; Gary Bowen, Brent Bluth, Pam Stanger, (Vernon Fritz-Absent). Planning Commission Members; Ernestine Folks, Ty Ellis, Stewart Jolley, Terry Righettini, (Todd Schulthess-Absent), Jan Davis-Town Clerk

WATER DEPT. Discussion took place of possible locations of a future well for the Town. Engineering for this project can be categorized as Administrative costs and can be counted as part of the total project, specifically as a portion of the Town's contribution to the project. This was how it was handled for the Loafer /New Well, series 1993.

PARKS DEPT. 1. Tennis Court
A bid of \$16,700 came in from Stilson Brothers Construction, to finish the Tennis Court. There is a question as to whether any more grants are available for the Tennis Court.

TRAILS/OPEN 1. \$3,000 will be used for Trails.Open Space in the 1998/99 Budget year. There were no committee members appointed.
2. It was proposed to allocate \$5,000 toward a future "Millennial Park" in the 1998/99 fiscal year.

ROADS 1. The Mayor expressed concern about the projected costs for the designated road projects; however, the funding should be there from B & C Road Funds & Utility Franchise Taxes. If the projected revenues don't come in, then adjustments will have to be made.

ELK RIDGE TOWN SPECIAL JOINT MEETING, TOWN COUNCIL/PLANNING
COMMISSION - 4-14-98 CONT.

2. Street Corners/ Intersection Rebuild
Projected Costs = \$3,000 for 1998/99
Streets Targeted: Magellan/Hudson, Canyon View/Oak Lane,
Canyon View/Salem Hills Dr.
It is possible that Canyon View/Oak Lane will be included in the
Harris Subdivision.
3. Maintenance Pen Enhancement
This is the area in Loafer Canyon where the smaller Loafer Well
exists and the sander for the snowplow is stored. It is possible that
the Town may use this area further to store Town equipment. The
area needs to be improved esthetically to blend in with the
surrounding residential neighborhood. \$2,000 is projected for the
1998/99 budget.
It was felt that Council Member Fritz needed to be more specific
about what "enhancements" are proposed.
4. Loafer Canyon Road
Ernestine Folks met with the Town Clerk and after discussion,
determined that it would be best to set up a Capital Facilities
Projects Fund for the improvements on Loafer Canyon Road.
\$6,000, in the 1998/99 budget will go toward engineering costs.
\$45,492 has been collected from developers in the Loafer Canyon
Rd. Area, who have been assessed road improvement costs, in lieu
of actually installing the subdivision improvements. The money
has been placed in an interest bearing account. The assessments
were allowed so that the road would not be widened and improved
"piece meal".

FIRE DEPT.

Council Member Stanger contacted Chief Seth Waite to discuss the
purchase of a new pumper truck. She informed those present that in the
opinion of Chief Waite, in the next two years, the Town needs to allocate
approximately \$70,000 to purchase a truck. It was suggested that \$70,000
is quite a big demand on the budget in a two year period of time. Council
Member Stanger responded that the life expectancy of a truck is about 10
years and that the Town would be replacing yet another truck within a 15
year period of time.
Council Member Bluth questioned the "life span" if there is little use. The
10 year life span may be applicable in big cities such as Salt Lake, Sandy
or L.A.
The Mayor also pointed out that the Town does not need to purchase a
"new" truck.

ELK RIDGE TOWN SPECIAL JOINT MEETING, TOWN COUNCIL/PLANNING
COMMISSION - 4-14-98 CONT.

The next Town Council/Planning Commission meeting will be in 2 weeks,
prior to the next Council Meeting. All 1998/99 figures to be confirmed by
then.

ELK RIDGE
TOWN COUNCIL CLOSED SESSION

Mayor Ingram opened the Town Council Closed Session at 7:30 p.m.

ROLL CALL Mayor Ingram, Council Members; Gary Bowen, Brent Bluth, Pam
Stanger, (Vernon Fritz-Absent).

Discussion of Personnel
Discussion of legal Strategy/Litigation

At 8:15 p.m., the closed session was adjourned and the regular Town
Council Meeting began.

8:15 - TOWN COUNCIL

ROLL CALL Mayor Ingram, Councilmembers; Gary Bowen, Brent Bluth, Pam Stanger,
(Vernon Fritz-Absent). Scouts; Eric Newman, Bryce Christensen, Ty &
Cindi Ellis, Lucia Newman and Janis Davis - Town Clerk.

INVOCATION Invocation was given by Council Member Pam Stanger.
AGENDA/TIME MOTION WAS MADE BY BRENT BLUTH AND SECONDED BY
FRAME GARY BOWEN TO AMEND THE AGENDA TIME FRAME BY 15
MINUTES AND TO MOVE THE 8:50 AGENDA ITEM TO 8:15.

VOTE: YES (4) ABS (1) VERNON FRITZ

BOARD OF ADJ. MOTION WAS MADE BY GARY BOWEN AND SECONDED BY
MEMBER BRENT BLUTH TO APPROVE JULIE CHRISTENSEN AS A
APPROVAL MEMBER OF THE ELK RIDGE BOARD OF ADJUSTMENTS - TO
REPLACE KENT PURDY.

VOTE: YES (4) ABS (1) VERNON FRITZ

HOME Council Member Gary Bowen - currently all those seeking a business
BUSINESS license from the Town must appear before the Board of Adjustment. The
LICENSES licensing procedure is loose and needs reviewed. Council Member
Bowen has contacted 2 or 3 other cities to compare their procedures with
Elk Ridges's. One problem is with enforcement of the laws governing

ELK RIDGE TOWN COUNCIL SESSION - 4-14-98 CONT.

home Occupations. Some businesses are licensed, others are not. Some businesses adhere to the regulations, others do not.

Example: Payson City licenses everyone who uses their home for business. If a license is approved which utilizes commercial vehicles, the area is re-zoned "commercial". Elk Ridge is all zoned "residential". A problem exists with commercial vehicles being parked in residential zoning. The ordinance needs to be reviewed and updated.

Suggestion: Recommendations are needed from the Board of Adjustments and the Planning Commission of their opinions of the current Business Licensing Ordinance and any suggested changes. (Council Member Bowen's to meet with both bodies and bring the recommendations back to the Town Council.)

UPGRADING
TOWN
COMPUTERS

Cost estimates for necessary upgrades to increase the performance of two of the computers in the Town Office is \$1,468.10. (Submitted by Jim Nicolet) Mr. Nicolet is not charging for his labor. The Windows version of Caselle will require constant upgrading. The proposed upgrade should be good for about 2 years.

MOTION WAS MADE BY BRENT BLUTH AND SECONDED BY GARY BOWEN TO AUTHORIZE JIM NICOLET TO UPGRADE THE TOWN COMPUTER SYSTEM FOR \$1,468.10.

VOTE: YES (4) ABS (1) VERNON FRITZ

DECLARATION
OF ZONING LOT/
NEWMAN

Mr and Mrs, Jan Newman would like to maintain their properties, lots 23 and 24 in Salem Hills Subdivision, Plat G, as a single lot. Their one family dwelling is currently built on lot 23 (245 E. Hudson Dr.)

The Town Planner, Rod Despain, has provided the legal document for signing and recording to accomplish this. The declaration does not need Planning Commission review or recommendation. Mrs. Newman came before the Plan Review Committee on April 7, 1998, for information on how to proceed. The Declaration needs Council approval.

Issue: What happens to the extra water right? (It goes back to the Town reserve),.

MOTION WAS MADE BY GARY BOWEN AND SECONDED BY BRENT BLUTH TO APPROVE THE DECLARATION OF ZONING LOT FOR JAN AND LUCIA NEWMAN, TO INCLUDE LOTS 23 AND 24 OF SALEM HILLS SUBDIVISION, PLAT G. THE RECORDING OF THE DOCUMENT IS SUBJECT TO THE DECLARATION BEING SIGNED AND NOTARIZED.

VOTE: YES (4) ABS (1) VERNON FRITZ

ELK RIDGE TOWN COUNCIL SESSION - 4-14-98 CONT.

RESOLUTION-
AGENDAS AND
MINUTES/AMEND

Issue: The current resolution needs clarification of how cassette tapes are handled after the minutes are prepared for a public meeting.

Denton Hatch advised clarifying Section 3 by changing the 2nd sentence from: "The recording device will be used to prepare minutes and may be destroyed after 15 days after the meeting and after the minutes are prepared." To read: "The recording device will be used to prepare minutes and may be destroyed after the minutes are approved." Also to add the word "official" to sentence 3 "All 'official' records,..."

MOTION WAS MADE BY BRENT BLUTH AND SECONDED BY
PAM STANGER TO APPROVE RESOLUTION 98-4-14-2R
GOVERNING PREPARATION AND USE OF AGENDAS AND
MINUTES OF PUBLIC MEETINGS IN ELK RIDGE.

VOTE: YES (4) ABS (1) VERNON FRITZ

Mayor Ingram sent a copy of the resolution to Attorney General Jan Graham for an opinion on it's legality; but, has not received an answer yet. The Town's Attorney, Denton Hatch, has researched the issue and has approved this resolution.

DEVELOPMENT
CODE/AMEND

The Development Code regulates the appearance of dwellings; but, not assessor buildings. Buildings should blend into the ascetics of the surrounding neighborhood and not detract. Council Member Bowen feels the Planning Commission should review this and make a recommendation. This matter is to be on the next Planning Commission Meeting Agenda. Vernon Fritz: Council Member Fritz was not present; however, Council Member Bluth wanted to comment on 2 of his agenda items. - to inform the Council on these subjects.

1. Centralized water usage - a problem exists in town of water being taken from fire hydrants for use by businesses like Construction Companies and hydro-seeding trucks. The water is unmetered and should be paid for.

Discussion:

- A. One hydrant could be designated for use
- B. Suggestion - Stop at town Office with beginning meter reading and again after filling truck with ending reading and pay for the water used. Another option would be to charge a flat fee for water used.
- C. There would be the problem of enforcement. Council Member Bluth to contact Denton Hatch to see how to legally implement this.

ELK RIDGE TOWN COUNCIL SESSION - 4-14-98 CONT.

2. Tracked vehicles on public streets.
 - A. There is a problem with tracked vehicles on public streets. This is destructive to the Town's roads. There should be a fine.
 - B. A problem also exists when tracked vehicles are loaded and unloaded at new construction sites. Gutters are filled with dirt and debris. This causes flooding of drainage areas and sumps. Enforcement of clean-up could come from the Building Inspector. Currently, a cleaning bond is charged with the building permit fees. Final approval and the cleaning bond could be withheld until the gutters and surrounding areas are cleaned out. Should the bond be adjusted up from \$250?

NEW SNOWPLOW FINANCING Mayor Ingram has collected 3 bids to finance approximately \$63,000 (balance after \$25,000 down payment)

1. Zions Bank
2. MRG Capital
3. Far West Bank-Salem

The lowest percentage rate is at 5.99 from MRG Capital. The other 2 banks will have an opportunity to match the percentage rate or come in lower.

ALLRED/GASSER The Allred/Gasser cul de sac Subdivision: The durability retainage of \$3,000 plus interest has been held for 5 years. The retainage time was up last summer. To return this money to the developers, certain conditions have been suggested by Hall Engineering.

1. Move a fence across the front of lot #4 out of the road right of way.
2. Drainage Ditches installed - Brief History: Elk Horn Dr. was developed originally as a "stub-out" street, with no turn around. The street is long and has a downhill slope towards the end of the road, making snowplowing and trash pick-up difficult. A turnaround was later required. Mr. Gasser's home was built when the road was a dead-end. Mr. Gasser and Mr. Allred revised the end of Elk Horn Dr. to create a cul de sac. The frontage of lots 4, 5 & 6 were altered because of this. The cul de sac was not installed according to standards and to compensate for this, Hall Engineering suggested that the Town could either require the cul de sac to be removed and installed to meet town standards or the durability retainage could be held for 5 years rather than 2 years. The Public Works Superintendent submitted a memo to the Council recommending that the Town leave Elk Horn Dr. the way it is. Mr. Gasser's fence, although located in the right of way, is not in the way of snowplowing and if ditches were installed, where would the water drain to?

ELK RIDGE TOWN COUNCIL SESSION - 4-14-98 CONT.

Currently, there is no drainage problem on Elk Horn Dr.

The feeling of the Council is that the ditches may not be a good idea for the reasons stated; however, the Town does not want to set a precedence by ignoring the engineer's advice.

The Mayor is to contact Bruce Hall and review this matter.

C.E.R.T. TRAINING Announced: There will be a C.E.R.T Training meeting at the Town Hall on 4-18-98 at 6:30 p.m.

EXPENDITURES Due to the combination of training a new Deputy Clerk, the problems associated with switching to "Windows" for Utility Billing and net-working problems - the financial reporting has not been presented to the Council for 3 months.

1. January, 1998

MOTION WAS MADE BY BRENT BLUTH AND SECONDED BY MAYOR INGRAM TO APPROVE THE LIST OF EXPENDITURES FOR JANUARY, 1998, AND TO MAKE A MATTER OF RECORD AN ISSUE HAVING TO DO WITH ONE OF THE ACCOUNTS:

#10-41-380, BILL FROM PAYSON FAMILY PET CLINIC OF \$335.81. (DOG INJURY FROM SNOWPLOW WAS PAID FOR BY THE TOWN, AS PER ORDERS FROM MAYOR JACOBSON)

A. THE TOWN SHOULD NOT HAVE ANY LIABILITY FOR A DOG RUNNING LOOSE

B. THE AMOUNT EXCEEDED THE \$300 LIMIT THAT THE MAYOR IS AUTHORIZED TO APPROVE

C. THIS NEEDS NOT SET A PRECEDENCE

(THIS EXPENDITURE, ALTHOUGH LEGITIMATE, IS OBJECTED TO BY THE COUNCIL MEMBERS AND SHOULD BE VOICED)

VOTE: YES (3) ABS (2) VERNON FRITZ AND GARY BOWEN

2. February, 1998

MOTION WAS MADE BY BRENT BLUTH AND SECONDED BY PAM STANGER TO APPROVE THE LIST OF EXPENDITURES FOR FEBRUARY, 1998.

VOTE: YES (3) ABS (2) VERNON FRITZ AND GARY BOWEN

3. March, 1998

MOTION WAS MADE BY BRENT BLUTH AND SECONDED BY PAM STANGER TO APPROVE THE LIST OF EXPENDITURES FOR MARCH, 1998.

VOTE: YES (3) ABS (2) VERNON FRITZ AND GARY BOWEN

ELK RIDGE TOWN COUNCIL SESSION - 4-14-98 CONT.

GENERAL

\$300 was budgeted for purchase of supplies for the C.E.R.T. Program. (Emergency Preparedness Training.) A bill was presented for \$466.45 - \$86.45 of the bill will be reimbursed from money collected from the trainees. \$380.00 balance exceeds the budgeted amount and needs council approval.

MOTION WAS MADE BY MAYOR INGRAM AND SECONDED BY BRENT BLUTH TO APPROVE THE BILL TO TRI-COMBINED RESOURCES FOR \$466.45 FOR C.E.R.T. SUPPLIES.

VOTE: YES (3) ABS (2) VERNON FRITZ AND GARY BOWEN

This is a matter of enforcement of procedures. A letter from the Mayor is to go out to each Dept. And Committee Head directing them to stay within their budgeted amounts and to seek Council approval for more.

MINUTES

There are many extra meetings with minutes, due to the ongoing effort to compile information for the Capital Facilities Plan.

1. A MOTION WAS MADE BY BRENT BLUTH AND SECONDED BY PAM STANGER TO APPROVE THE MINUTES OF 2-4-98, AS CONSTITUTED.

VOTE: YES (3) ABS (2) VERNON FRITZ AND GARY BOWEN

2. A MOTION WAS MADE BY PAM STANGER AND SECONDED BY BRENT BLUTH TO APPROVE THE MINUTES OF 2-12-98, AS CONSTITUTED.

VOTE: YES (3) ABS (2) VERNON FRITZ AND GARY BOWEN

3. A MOTION WAS MADE BY BRENT BLUTH AND SECONDED BY PAM STANGER TO APPROVE THE MINUTES OF 2-19-98, AS CONSTITUTED.

VOTE: YES (3) ABS (2) VERNON FRITZ AND GARY BOWEN

4. A MOTION WAS MADE BY BRENT BLUTH AND SECONDED BY PAM STANGER TO APPROVE THE MINUTES OF 3-10-98, AS CONSTITUTED.

VOTE: YES (3) ABS (2) VERNON FRITZ AND GARY BOWEN

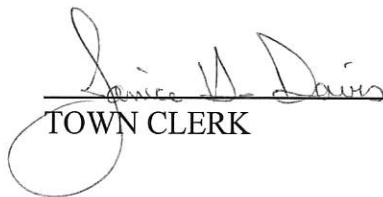
5. A MOTION WAS MADE BY BRENT BLUTH AND SECONDED BY PAM STANGER TO APPROVE THE MINUTES OF 3-19-98 WITH THE FOLLOWING CORRECTION: Pg. 20, STRIKE "THEY ARE REIMBURSED FOR MILAGE USED ON CITY BUSINESS."

VOTE: YES (3) ABS (2) VERNON FRITZ AND GARY BOWEN

ELK RIDGE TOWN COUNCIL SESSION - 4-14-98 CONT.

NON-AGENDA Bookmobile: Funding is requested to support the program. The South Utah County Mayors discussed this and are directing this request to the County Commissioners. Are there funds available for these types of projects? At this time, there will be no response other than voicing support to the County Commissioners.

ADJOURNMENT MOTION WAS MADE BY MAYOR INGRAM AND SECONDED BY BRENT BLUTH TO ADJOURN THE MEETING.
VOTE: YES (3) ABS (2) VERNON FRITZ AND GARY BOWEN



TOWN CLERK

NOTICE & AGENDA

Notice is hereby given that the Town Council of Elk Ridge will hold a regular Town Council Meeting on Tuesday, April 28, 1998, with a SPECIAL JOINT MEETING WITH THE TOWN COUNCIL & PLANNING COMMISSION AT 6:00 P.M., and a Council Closed Session at 7:30 P.M., followed by the regular Council Meeting to be held at 8:00 P.M. The meeting will be held at the Elk Ridge Town Hall, 80 E. Park Drive, Elk Ridge, Utah.

6:00 P.M. - SPECIAL JOINT TOWN COUNCIL/PLANNING COMMISSION

CAPITAL FACILITIES IMPROVEMENT PLAN

7:30 P.M. - COUNCIL CLOSED SESSION:

Discussion of Personnel

8:00 P.M. - COUNCIL MEETING AGENDA

8:00 Invocation/Pledge of Allegiance

8:03 Agenda Time Frame

8:05 Planning Commission Recommendations:

1)Development Code Amendments

8:15 2)Set Joint Public Hearing/Development Code Amendments (5-26-98 at 7:00 PM)

8:20 3)Ordinance Adopting Appendix Chapter 33 of the 1997 Uniform Building Code, Entitled Excavating & Grading

4)Declaration of a Zone Lot - Mike Johnson

8:35 Snowplow Financing/Approval

8:45 Tennis Court Grant-Pam Stanger

8:50 Parks, Trails & Open Space Committee-Pam Stanger

8:55 Board of Adjustments Members/Discussion-Mayor

9:00 Utah Transit Authority/Discussion-Mayor

9:05 Powell Rd. Overlay/Laterals to be Installed Prior to Overlay-Letters to Property Owners

9:10 Vernon Fritz:

Centralized Water Usage for Trucks

Tracked Vehicles on Public Streets (Fee)

Meeting With Commissioner Herbert-Information

N. Salem Hills Dr. Temporary Turnaround

9:25 Loafer Canyon Rd. Project- Engineer's Report

9:35 Mapping - Bruce Hall

9:45 Allred/Gasser Cul de Sac/Durability Retainage

Mayor

9:55 Expenditures:

General

10:00 Approval of Minutes of Previous Meetings

10:05 Adjournment

The times listed for each item which appears on the agenda may be accelerated if time permits. All interested persons are invited to attend.

Dated this 24th day of April, 1998.


Town Clerk

BY ORDER OF THE ELK RIDGE TOWN COUNCIL/PLANNING COMMISSION

CERTIFICATION

I, the undersigned, duly appointed and acting Town Clerk for the municipality of Elk Ridge hereby certifies that a copy of the foregoing Notice of Agenda was faxed to the Payson Chronicle, Payson, Utah, and mailed to each member of the Elk Ridge Town Council and Planning Commission on April 24, 1998.


Town Clerk

ELK RIDGE
TOWN COUNCIL / PLANNING COMMISSION
JOINT MEETING
APRIL 28, 1998

TIME & PLACE
OF MEETING

The regular meeting of the Elk Ridge Town Council was held on Tuesday, April 28, 1998, AT 8:00 PM.

The Closed Session of the Town Council began at 7:30 p.m. with the Town Council / Planning Commission Joint Meeting starting at 6:00 PM, at the Elk Ridge Town Hall, 80 E. Park Drive, Elk Ridge Utah.

Notice of time, place and Agenda of this meeting was provided to the Payson Chronicle and to each member of the governing body by mailing a copy to each on April 24, 1998.

ELK RIDGE TOWN COUNCIL
JOINT SESSION

CAPITAL FAC.
IMPROVEMENT
PLAN

There was a Special Planning Commission meeting with both the Town Council and the Planning Commission on 5-7-98. A final draft will be adopted with the Budget for 1998/1999. Adoption of the Tentative Budget will be on May 12, 1998.

WATER/SEWER
FUNDS

1. Cost estimates are still needed for the proposed electrical upgrade to the Salem Sewer Facility. If \$100,000 is the estimate, 18% would be Elk Ridges responsibility. (About \$18,000)
2. East Salem Hills (Hillside Drive) to Oak Lane - extend 10" water line. A cost estimate of \$12,000 was submitted by Kent Haskell. The estimate has increased from \$8,000. \$12,000 seems high to the council. It was suggested getting an additional estimate to compare. The cost breakdown should be explained.

ROADS

1. Chip & Seal - Extra \$10,000 to come from General Fund.
2. Pen Enhancement (Storage area for the Town in Loafer Canyon):
 - A. Needs to be attractive & fit into surroundings.
 - B. Can the Town park equipment in the zone?
 - C. How will the plants be watered?

TOWN VEHICLE

Backhoe - \$10,000 is budgeted from the General Fund (Roads) toward the eventual purchase of a backhoe for the Town. Lynn Jacobson advised that there is equipment & vehicles available through the State/Federal Surplus at very reduced prices. Has anyone checked into this?

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TOWN COUNCIL / PLANNING COMMISSION
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ELK RIDGE SPECIAL JOINT MEETING - 4-28-98 CONT

This Capital Projects Fund will obtain revenue from transfers from the General Fund and the Enterprise Funds.

- WATER DEPT.
1. Allocate \$3,000 - \$6,000 annually in the operation & maintenance part of the budget towards replacement of 6" cast iron water lines in the older sections of town.
 2. The Capital Facilities Replacement Fund (A Reserve Fund at the State Treasury) can be used for cost relating to the construction and acquisition of a new well and storage tank for the Town. This is so stated in the Bond document itself. The State Drinking Water Board must be informed.
 3. Inventory for broken water lines will be listed under "Operations & Maintenance"

- SEWER DEPT.
1. Sewer Sleeve - Arrangements must be made with the County to install the "Sleeve" (Section of pipe) under the road prior to the new county road going in. The County has a 5 year "no cut" rule for all county roads. This is for the connector road planned between Woodland Hills and Loafer Canyon Road.

Councilmember Fritz contacted the county authorities (John McMullen and Clyde Naylor). Preparation work for the road is nearly complete and the size of the sewer line to be installed is needed. (Engineering recommendations are needed for the sewer line on Loafer Canyon road.)

Councilmember Fritz anticipates the sewer sleeve being installed in the next month or so.

It is also recommended putting in 2 utility sleeves (conduit) at the same time.

STORM
DRAINAGE
SYSTEM

Preliminary Engineering - \$5,000 estimate
Hall Engineering will determine a Storm Drainage Fee. Councilmember Bluth is to get a copy of Payson's for review by Bruce Hall. This fee would be billed to the residents with their monthly billing. (Payson assesses \$3.00/resident per month.)

- PARKS ISSUES
1. Tennis Court - Still unsure of the costs - grant funding of \$2,315 is included for 1998/99. \$17,000 will be transferred from the General Fund.
 2. Trails/Open Spaces - \$3,000 will be transferred from the General Fund.

ELK RIDGE SPECIAL JOINT MEETING - 4-28-98 CONT

3. Millennial Park - \$5,000 will be transferred from the General Fund.

- LOAFER CANYON RD. IMPROVEMENT (1999/2000)
1. \$15,000 is allocated for expenses associated with acquiring the necessary rights of way from the Roads Dept.
 2. \$85,000 allocated to new sewer line construction. \$15,000 allocated to moving utility lines (Water Dept., as well) \$100,000 is to be transferred from prior years' fund balance.

Chip and Seal on Fremont Way must be moved to 2000/2001 to allow the upgrade of the water lines to be done before.

Any changes to the capital Facilities Plan must go to Mrs. Folks to be incorporated into the final draft. Future years projects were discussed.

The next draft will be the final draft.

GROWTH MANAGEMENT PLAN The Planning Commission is working on the Growth Management Policy - A draft of the policy will be back to the Council by mid June.

ADJOURNMENT MOTION WAS MADE BY ERNESTINE FOLKS AND SECONDED BY STEWART JOLLEY TO ADJOURN THE MEETING.
VOTE: YES (5) ABS (2)

ELK RIDGE
TOWN COUNCIL MEETING
CLOSED SESSION

ROLL CALL Town Council: Mayor Ingram, Councilmembers Gary Bowen, Brent Bluth, Pam Stanger, Vernon Fritz

At 7:30 pm, Mayor Ingram opened the Closed Session -

Discussion of Personnel

At 8:00 pm, the closed session adjourned to the regular session of the Town Council Meeting.

TOWN COUNCIL
REGULAR SESSION

ROLL CALL Town Council: Mayor Ingram, Councilmembers Gary Bowen, Brent Bluth, Pam Stanger, Vernon Fritz; Planning Commission: Gary Proctor, Ty Ellis, Stewart Jolley, Ernestine Folks, (Absent Jim Nicolet, Lynn Jacobson, Kyle Mooseman, Cindi Ellis and Jan Davis – Town Clerk.

INVOCATION Pledge was led by Vernon Fritz

AGENDA MOTION WAS MADE BY PAM STANGER AND SECONDED BY
TIME FRAME GARY BOWEN TO APPROVE THE AGENDA TIME FRAME AND
 TO MOVE THE AGENDA 5 MINUTES FORWARD,
VOTE: YES (5) NO (0)

PLANNING COMMISSION RECOMMENDATIONS

1. Develop Code Amendments
 - A. Reverse Slope Driveways Prohibited (Exceptions)
 - B. Buildable Area required for lots in all residential zones - (Exceptions)
 - 1) Buildable Area = not less than 4,000 sq. ft.
 - 2) Buildable Permits may be issued on any lot of record without a designated "Buildable Area), with the submittal of a Site Plan to the Planning Commission, and placement of the building must conform to all other requirements of the zone.
 - 3) Grading Plan required.
 - C. Reduction of Buildable Area in all zones from 6,000 to 4,000 sq. Ft.
 - D. Sections 10-7-3.7
Add to list: #9 - A copy of the final grading plan for the subdivision.
2. Development Code Amendments / Set Public Hearing
 - A. The Planning Commission set a Joint Public Hearing to consider the prepared amendments for 5-26-98 at 7:00 pm.
 - B. There will also be a Special Planning Commission Meeting directly following the Joint Public Hearing to consider the recommendations to be made to the Town Council.

MOTION WAS MADE BY MAYOR INGRAM AND SECONDED BY VERNON FRITZ TO SET A JOINT TOWN COUNCIL / PLANNING COMMISSION PUBLIC HEARING TO CONSIDER DEVELOPMENT CODE AMENDMENTS FOR 5-26-98 AT 7:00 PM.

VOTE: YES (5) NO (0)

ELK RIDGE TOWN COUNCIL MEETING - 4-28-98 CONT

3. Ordinance adopting Appendix Chapter 33 of the Uniform Building Code - "Excavating and Grading"

On April 23, 1998, the Elk Ridge Planning Commission approved the recommendation to adopt the Ordinance adopting Appendix Chapter 33 of the 1997 UBC, "Excavating and grading"

This Appendix sets forth rules and regulations to control excavation, grading and earthwork construction including fills and embankments; establishes the administrative procedure for issuance of permits; and provides for approval of plans and inspection of grading construction. The fees are included in tables A-33-A and A-33-B. Hall Engineering reviewed the Chapter and also recommends adoption.

MOTION WAS MADE BY BRENT BLUTH AND SECONDED BY PAM STANGER TO ADOPT AN ORDINANCE ADOPTING APPENDIX CHAPTER 33 OF THE 1997 EDITION OF THE UNIFORM BUILDING CODE, ENTITLED EXCAVATION AND GRADING, REFERENCE; SETTING FORTH CERTAIN MODIFICATIONS TO THE TERMS OF SAID CHAPTER 33, AND PROVIDING FOR THE ENFORCEMENT OF THE ORDINANCE.

VOTE: YES (5) NO (0)

4. Declaration of a Zone Lot - Mike Johnson

Subject: Declaration of a Zone Lot

On April 23, 1998. The Elk Ridge Planning Commission approved the recommendation to the Town Council for the Council to approve the Declaration of a Zone Lot for Mike Johnson.

The property owners have the intent to maintain a parcel of property (as described on the attached document) with their approved building lot, whereon they reside, (Lot 5, Ridge View Meadows Subdivision, Plat A) as a single zoning lot which meets the requirements of the Development Code of the Town as a one-family dwelling.

ELK RIDGE TOWN COUNCIL MEETING - 4-28-98 CONT

MOTION WAS MADE BY VERNON FRITZ AND SECONDED BY GARY BOWEN TO APPROVE THE DECLARATION OF A ZONE LOT FOR MIKE JOHNSON.

VOTE: YES (5) NO (0)

SNOWPLOW
FINANCING

There are three bids for financing the balance of the new snowplow after the \$25,000 downpayment (About \$63,000):

1. Zions Bank @ 5.4% interest rate (\$74,465 total)
2. MRG Capital Corp. @ 5.56% int. Rate (\$72,464 total)
3. Far West Bank/Salem @ 5.5% int. Rate (\$72,268 total)

MOTION WAS MADE BY BRENT BLUTH AND SECONDED BY GARY BOWEN TO APPROVE FAR WEST BANK AS THE LENDING INSTITUTION TO FINANCE THE \$63,000 BALANCE OWING FOR THE PURCHASE OF THE NEW SNOWPLOW AT 5.5% INTEREST RATE FOR A TOTAL OF APPROXIMATELY \$72,268, OVER A FIVE YEAR PERIOD OF TIME.

VOTE: YES (5) NO (0)

TENNIS COURT

The grant awarded in the Fall of 1997 requires that \$7,260 be spent to actually obtain the grant money (\$2,315). An additional \$1,000 needs to be transferred from the General Fund to the Capital Project Fund/Parks. The Town Council is in agreement with this proposed increase.

PARKS, TRAILS,

Councilmember Stanger has 3 individuals who are willing to be on the committee and one who is considering it.

BOARD OF
ADJUSTMENT
MEMBERS
OPEN SPACE

There was a question as to "conflict of interest" when members are appointed to one of the bodies of the Town (legislative/judicial). Conflicts of interest are only considered on financial matters, attorney Craig Bott (Utah Local Govt. Trust). There was no need for further discussion.

UTAH TRANSIT
AUTHORITY

Elk Ridge, with the other towns/cities in Utah County, has been asked to participate in an effort to meet 20% of a "cash match" grant for \$1 million from the Federal Government. Utah Valley cities & Utah County would form a partnership with Utah Transit Authority (UTA), Utah Dept. Of Transportation (UDOT) and Union Pacific in seeking the necessary match (\$50,000) for the project. The grant would be used for a Major Investment Study (MIS) to determine various travel alternatives in the Inter-Region Corridor along I-15. Mountainlands Association of

ELK RIDGE TOWN COUNCIL MEETING - 4-28-98 CONT

Governments (MAG) will continue to negotiate with UTA, UDOT and UP for the remainder of the funds. If the remaining 80% of the cash match cannot be found, then the cities would be under no obligation to provide funds. Elk Ridge's portion = \$238.

Comments: Councilmember Vernon Fritz would support the issue due to the minimal dollar amount. Councilmember Brent Bluth feels this would not happen in the South end of the Valley for many years; but, supports the effort. Mayor Ingram feels that any alternatives to facilitate getting to and from Elk Ridge would be beneficial.

POWELL RD. OVERLAY/ LATERALS

Powell Road is scheduled for an overlay this summer. Water and sewer laterals must be installed ahead of the overlay to avoid cuts in the new surface. 3 lots are to be done @ \$1,000/lateral. Letters are to go out to the owners of record, signed by Mayor Ingram.

VERNON FRITZ: GRANT

1. Centralized water usage for trucks: As discussed in the last Town Council Meeting, water used from fire hydrants for commercial use needs to be metered and paid for. Councilmember Bluth contacted Denton Hatch on the matter and Mr. Hatch will prepare an Ordinance. It was proposed by Councilmember Bluth to charge a flat rate of \$20/truck load (other cities charge this) with the penalty as a Class B misdemeanor. Councilmember Fritz differs with the "flat rate" fee and suggested \$10 for smaller trucks and \$20 for larger trucks. Drivers would be required to check in at the Town Office to pay the fee and get a receipt.
2. Tracked vehicles on public streets: Councilmember Fritz suggested a fine of \$500 would be appropriate for violators. He will check with other cities/towns for policies and bring the information back to the Council.
3. Meeting with Commissioner Herbert: 1700 West is in bad condition. Councilmember Fritz contacted Commissioner Herbert by letter in February, 1998, expressing dissatisfaction with the condition of both 1600 West & 1700 West and requested a meeting with him. Commissioner Herbert finally responded by contacting Councilmember Fritz about 3 weeks ago. He will meet with Councilmember Fritz, Mayor Ingram and anyone else interested, at the site of both roads.

Recommendation: Draft a formal letter to Commissioner Herbert stating the Council's concern with the safety hazard that the condition of the roads present. If there should be any accidents as a result of the poor road conditions, then there would be a paper trail of the Town's dissatisfaction.

ELK RIDGE TOWN COUNCIL MEETING - 4-28-98 CONT

4. N. Salem Hills Dr./Temporary turnaround: It was suggested to have Lee Haskell (developer of Haskell Subdivision, Plat E) to take the asphalt intended for the approved turnaround in Plat E and simply dead-end the street and apply it to the Town's portion of the Hillside Dr. extension associated with Fairway Heights,

Plat B. It was felt that this would save the Town some money. The snowplow could back up and turn around at the nearest intersection. Discussion: There is more than the issue of snowplowing. There are 2 lots beyond the intersection to be serviced; plus, backing up in a large truck is dangerous. Councilmember Fritz is in favor of installing the turnaround, as specified on the approved subdivision plans. Kent Haskell and Lee Haskell are to be contacted by Councilmember Fritz.

LOAFER CANYON RD. PROJECT Bruce Hall was present and presented a list of action items for Loafer Canyon Road.

1. Secure a right-of-way.
2. Determine the level of improvements
 - A. Sewer Main must be installed (with sewer and water laterals stubbed out) prior to asphalt.
 - B. Check deeds for sewer easement from Cloward, Armstrong, Peck.
 - C. Town to re-landscape (including moving trees)
 - D. Will sewer main be connected to the Town system at this time?
3. Relocate existing utilities
 - A. Water laterals and hydrants may have to be relocated
 - B. Power - (in the right-of-way)
 - C. U.S. West - arrangements should be made soon to get on their list.
4. Engineering - has already begun preliminary engineering - Project will begin in 1999/2000.
5. Obtain funding for project.

Mayor - An open meeting will be held on June 9, 1998 about the proposed improvements to Loafer Canyon Road. Bruce Hall will be present. Specifically, the residents on Loafer Canyon Road will be invited. (They also need to be reminded not to remove survey stakes.

ELK RIDGE TOWN COUNCIL MEETING - 4-28-98 CONT

MAPPING
BRUCE HALL Bruce Hall presented a contour map to the Town Council to be used for development, zoning and planning purposes.

ALLRED/GASSER The Mayor visited Elk Horn Drive with Bruce Hall and determined that a
CUL-DE-SAC "V Ditch" would provide drainage off of the road and away from the
properties. The ditch should be rock lined. It is the town's decision to
require this of the developers.

Mr. Gasser is willing to do what is required.

MOTION WAS MADE BY MAYOR INGRAM AND SECONDED BY
BRENT BLUTH TO REQUIRE DRAINAGE DITCHES ON ELK HORN
DRIVE BE INSTALLED AS A CONDITION OF THE RELEASE OF
THE DURABILITY RETAIN AGE FOR THE ALLRED/GASSER CUL-
DE-SAC. THE EDGES OF THE ROAD WILL BE CONTOURED TO
FORM A DEPRESSION AWAY FROM THE ROAD, LEADING INTO
AND AROUND THE CUL-DE-SAC, LINED WITH 1' DRAIN ROCK.
VOTE: YES (5) NO (0)

EXPENDITURES General:
1. 10" water line extension
 Competitive bids to be compared to the cost estimate submitted by
 Kent Haskell. The mayor to check the list of equipment rental.
2. Approved increase in salary.

MOTION WAS MADE BY MAYOR INGRAM AND SECONDED BY
VERNON FRITZ TO APPROVE 1) A 10% INCREASE FOR TOWN
EMPLOYEES: PUBLIC WORKS SUPERINTENDENT, ASSISTANT
PUBLIC WORKS, TOWN CLERK, DEPUTY TOWN CLERK,
TREASURER, FINANCIAL CLERK FOR 1998/99. 2) THAT THE
COUNCIL CONSIDER A MORE STANDARDIZED METHOD OF JOB
CLASSIFICATION AND SALARY SCALE, WHICH WOULD AMEND
THE CURRENT ADMINISTRATION POLICY ORDINANCE.
VOTE: YES (5) NO (0)

MINUTES MOTION WAS MADE BY BRENT BLUTH AND SECONDED BY
GARY BOWEN TO APPROVE THE MINUTES OF APRIL 2, 1998.
VOTE: YES (5) NO (0)

NON-AGENDA Chairperson of the Beautification Committee, Pat Jacobson is willing to
ITEM fill this position.

ELK RIDGE TOWN COUNCIL MEETING - 4-28-98 CONT

ADJOURNMENT MOTION WAS MADE BY PAM STANGER AND SECONDED BY
VERNON FRITZ TO ADJOURN THE MEETING.

VOTE: YES (5) NO (0)


TOWN CLERK

NOTICE & AGENDA

Notice is hereby given that the Town Council of Elk Ridge will hold a regular Town Council Meeting on Tuesday, May 12, 1998, with the Council Work Session at 7:00 P.M., followed by the regular Council Meeting at 8:00 P.M. The meeting will be held at the Elk Ridge Town Hall, 80 E. Park Drive, Elk Ridge, Utah.

- 7:00 P.M. - COUNCIL WORK SESSION:
"Air Switch" Internet Services Proposal
Stephen Setzer
Loafer Canyon Rd. Safety/Petition
National Guard Roadwork & Trails-Vernon Fritz
Tentative Budget Discussion
Five Year Capital Facilities Plan
Cut Off Fiscal Yr. Spending
- 8:00 P.M. - REGULAR COUNCIL MEETING AGENDA ITEMS:
8:00 Invocation and Pledge of Allegiance
8:05 Approval of Agenda Time Frame
8:10 CUP Ordinance/Contract-Discussion & Approval
8:20 Set Joint Public Hearings:
Certified Tax Rate & 1998/1999 Fiscal Yr. Budget
(June 9, 1998 @ 8:00 PM)
Growth Management Policy & Boundaries
(June 23, 1998 @ 7:00 PM)
Sensitive Lands Overlay Ordinance
(June 23, 1998 @ 7:15 PM)
Final Amended Budget for 1997/1998 Fiscal Yr.
(June 23, 1998 @ 7:30 PM)
8:30 Tennis Court Estimate/Approval
8:35 4th of July Celebration
8:40 Expenditures:
General:
List of Expenditures-April, 1998
8:45 Approval of Minutes of Previous Meetings
8:50 Capital Project/Town Hall-Fire Station
Complete Finish Work
8:55 Adoption/Tentative Budget for 1998/99 Fiscal Year
Five Year Capital Facilities Plan
9:10 COG Report-Mayor Ingram
9:15 Adjournment
- 9:10 P.M. - COUNCIL CLOSED SESSION
Discussion of Personnel

The times listed for each item which appears on the agenda may be accelerated if time permits. All interested persons are invited to attend.

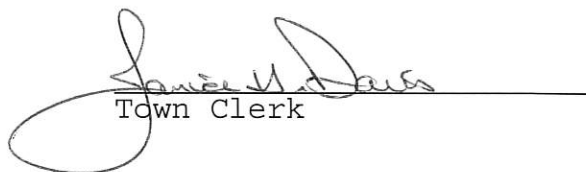
Dated this 8th day of May, 1998.


Town Clerk

*Handicap Access, Upon Request. (48 Hours Notice)

CERTIFICATION

I, the undersigned, duly appointed and acting Town Clerk for the municipality of Elk Ridge hereby certifies that a copy of the foregoing Notice of the Agenda was faxed to the Payson Chronicle, 145 E Utah Ave, Payson, Utah and mailed to each member of the governing body on May 8, 1998.


Town Clerk

ELK RIDGE
TOWN COUNCIL MEETING
MAY 12, 1998

TIME & PLACE OF MEETING The regular meeting of the Elk Ridge Town Council was held on Tuesday, May 12, 1998. The Council Work Session began at 7:00 PM, with the regular Town Council Meeting starting 8:00 p.m. at the Elk Ridge Town Hall, 80 E. Park Drive, Elk Ridge Utah.

Notice of time, place and Agenda of this meeting was provided to the Payson Chronicle and to each member of the governing body by mailing a copy to each on May 8, 1998.

ROLL CALL Mayor Ingram, Councilmembers Gary Bowen, Brent Bluth, Pam Rodriguez, Vernon Fritz; Stephen Setzer, Rod Richardson, Chris Allen and Jan Davis, Town Clerk.

ELK RIDGE TOWN COUNCIL
WORK SESSION

AIRSWITCH Stephen Setzer, representing a company called "AirSwitch", was present to submit a proposal to the Town Council and to answer questions.

"AirSwitch" is a neighborhood network Internet service, providing high speed access. They use a combination of wire and wireless technologies.

PROPOSAL

AirSwitch proposes to establish neighborhood networks in the Town by running backbone cable and installing associated hardware in all Town rights-of-way, pursuant to a contract to be drafted by the Town or by AirSwitch's attorney at the Town's option.

In return, AirSwitch offers the following:

- AirSwitch will not interfere with existing uses of the rights-of-way (including but not limited to power, telephone, gas, cable and so forth)
- AirSwitch will be responsible for repairs to its own cable if other parties, including other user's rights-of-way, damage the AirSwitch cables.
- AirSwitch will make high-speed Internet access available to citizens at rates beginning at \$19.95/month.

The backbone cables are signal wires and do not carry an electrical current, and are harmless to residents and existing public utility systems.

ELK RIDGE TOWN WORK SESSION - 5-12-98 CONT.

Cables are buried 1 to 2 inches; they use a "mole" to go under driveways and sidewalks and refill the land when they are done.

This is a proposal, a broad outline of what they would like to do to bring high-speed Internet service to Elk Ridge residents. If certain points in this proposal cannot be implemented, they may be subject to modification as the negotiations proceed.

CONCERNS

Gary Bowen: There exists a Town Ordinance which requires utility lines be buried at least 36". (Phone lines are only buried 24") Air Switch's lines are only buried 2"-3". Lines are buried deep to avoid broken service and high voltage hazards.

Mr. Setzer does not feel this would be a problem because the current in their lines is so minimal that no hazard would be created. The main backbone of the system is wireless; Also, the lines are so closely monitored that location of any breaks or problems would be swift and repairs made easily.

There was a survey sent out in Elk Ridge with a very good response from residents.

SUGGESTION

To consider amending the ordinance to place conditions on the buried lines - perhaps low voltage so as not to be a safety problem. There is a model system set up in Springville to observe. Elk Ridge has adopted the Uniform Franchise Agreement. How does this affect this proposal?

Mayor Ingram: The Council and Denton Hatch need to review the current ordinance and the Uniform Franchise Agreement.

- LOAFER CANYON ROAD SAFETY
- A petition, signed by the residents of Loafer Canyon Road, was submitted to the Town. The petition states the concern over excessive speeds on Loafer Canyon Road. There needs to be increased awareness of all the citizens of Elk Ridge about the growing problem prior to anyone getting hurt. The petition suggests:
1. Signs at the ends of Loafer Canyon Road..."Slow - Children at Play".
 2. More Sheriff patrol. (The Town has budgeted double the patrol time for 1998/99)

ELK RIDGE TOWN WORK SESSION - 5-12-98 CONT.

NAT'L GUARD ROAD WORK / TRAILS

Vernon Fritz, in his absence, faxed a memo to the Council in response to some unscheduled shoulder work, preparatory for a jogging trail, done by the National Guard - directed by Dale Bigler. The memo stated:
Road Edges: "It was my understanding that the dressing taking place on the edges of the road was to come from Gooseneast up to the park and while it was under the guise of being part of the trails program, it was really an opportunity to dress the edges using National Guard equipment. The fact that we were given very little warning about the work being done created a significant problem; but, I remain interested in having the Guard do that part of the work. But, we still should have had time to do some engineering and planning. Any future work of that nature demands a more planned approach.

Trails: I am absolutely opposed to the proposed plan for trails throughout the community. Based upon my past experience and the obvious lack of parental control over young people in this community using dirt bikes and four wheel vehicles, these so called people friendly trails are going to become race ways fraught with hazard and maintenance problems. I cast my vote in absentia, against the program."

Dale Bigler had contacted the National Guard to do some work for the Town. They gave Mr. Bigler little warning that they were coming up. Some work spreading dirt along certain road shoulders was done. The Mayor contacted Mr. Bigler and said that when we were able to make use of the Guard again, that specific objectives should be adhered to:

1. Dress the roads, particularly Park Drive - (any shoulder work should involve consultation with Councilmember Vernon Fritz and the engineer, keeping drainage in mind)
2. Any work on "Trails" in Town will be done according to established plans - under the direction of Councilmember Rodriguez.

TENTATIVE BUDGET DISCUSSION

Review of Budget, incorporating the Five Year Capital Facilities Improvement Plan, by the Town Clerk.
The Budget format includes the transfers necessary to fund the designated projects listed in the Five Year Capital Facilities Improvement Plan. New Capital Project Funds were created for:

1. Purchase of Backhoe
2. 800 MHZ Radio (Fire Department)
3. Loafer Canyon Road Project
4. Tennis Court (was under Parks)

ELK RIDGE TOWN WORK SESSION - 5-12-98 CONT.

5. Trails and Open Space
6. Millennial Park

Changes:

1. Sewer Department - Sewer Sleeve should be deleted (\$2,000)
2. Capital Project - Town Hall / Fire Station - add \$2,500 to finish painting the new addition.

The Budget message details the major changes. Councilmember Bluth questioned the Fire Department budget. He asked if this area could be cut in places and the money spent in other areas.

Example:

Police protection or Road repair. He feels that the Town has a well funded, well equipped Fire program. (\$2,850 in grant money will assist in funding the Fire Department)

Suggestion:

Councilmember Rodriguez review the Fire Dept. budget for 1998/99 with Chief Waite.

The Capital Improvement Plan (final draft) was reviewed by Ernestine Folks.

ELK RIDGE
TOWN COUNCIL MEETING

INVOCATION Invocation given by Ernestine Folks.

AGENDA MOTION WAS MADE BY BRENT BLUTH AND SECONDED BY
TIME FRAME GARY BOWEN TO APPROVE THE AGENDA TIME FRAME,
MOVING THE AGENDA ITEMS AHEAD 50 MINUTES.
VOTE: YES (4) NO (0) ABS (1) VERNON FRITZ

CUP ORDINANCE Councilmember Bluth - The ordinance authorizes South Utah Valley
Municipal Water Association (SUVMTA) to petition the Central Utah
Conservancy District (CUP) for an allotment of water for municipal and
industrial use (1,590 acre ft.) The water can be transferred into the Town's
wells. The cost will be approximately \$169 / acre ft. for 50 years.
Various options for payment:
1. Issue block notice - start taking the water and paying for it now.
2. Pay for the water now - and not take the water for use

ELK RIDGE TOWN COUNCIL MEETING - 5-12-98 CONT.

3. Issue block notice - take the water and pay for it in 10 years (may be more economical) After 50 years - costs would be available on a "per capita" basis.

MOTION WAS MADE BY MAYOR INGRAM AND SECONDED BY GARY BOWEN TO ADOPT AN ORDINANCE AUTHORIZING THE EXECUTION AND DELIVERY OF PETITION TO THE CENTRAL UTAH WATER CONSERVANCY DISTRICT FOR ALLOTMENT OF WATER FOR MUNICIPAL AND INDUSTRIAL USE AND TO AUTHORIZE MAYOR INGRAM TO SIGN THE CONTRACT AND ORDINANCE IN BEHALF OF THE TOWN COUNCIL.

POLL: GARY BOWEN-AYE, BRENT BLUTH-AYE, PAM RODRIGUEZ-AYE, MAYOR INGRAM-AYE.

ABS (1) VERNON FRITZ

PASSES 4 - 0

SET PUBLIC
HEARINGS

1. MOTION WAS MADE BY BRENT BLUTH AND SECONDED BY GARY BOWEN TO SET THE PUBLIC HEARING FOR THE CERTIFIED TAX RATE AND THE 1998/99 FISCAL YEAR BUDGET FOR JUNE 9, 1998 AT 8:00 PM
VOTE YES (4) NO (0) ABS (1) VERNON FRITZ
2. MOTION WAS MADE BY GARY BOWEN AND SECONDED BY BRENT BLUTH TO SET THE PUBLIC HEARING FOR THE GROWTH MANAGEMENT POLICY AND BOUNDARIES FOR JUNE 23, 1998 AT 7:00 PM.
VOTE YES (4) NO (0) ABS (1) VERNON FRITZ
3. MOTION WAS MADE BY BRENT BLUTH AND SECONDED BY PAM RODRIGUEZ TO SET THE PUBLIC HEARING FOR THE SENSITIVE LANDS OVERLAY ORDINANCE FOR JUNE 23, 1998 AT 7:15 PM.
VOTE YES (4) NO (0) ABS (1) VERNON FRITZ
4. MOTION WAS MADE BY PAM RODRIGUEZ TO SET THE PUBLIC HEARING FOR THE FINAL AMENDED BUDGET FOR THE 1997/98 FISCAL YEAR FOR JUNE 23, 1998 AT 7:30 PM.
VOTE YES (4) NO (0) ABS (1) VERNON FRITZ

ELK RIDGE TOWN COUNCIL MEETING - 5-12-98 CONT.

TENNIS COURT Tabled to get additional bid with a concrete surface rather than asphalt.
BID

4TH OF JULY Mayor Ingram to next meet with Councilmember Rodriguez to get a
committee together.

EXPENDITURES MOTION WAS MADE BY BRENT BLUTH AND SECONDED BY
GARY BOWEN TO APPROVE THE LIST OF EXPENDITURES FOR
APRIL, 1998.

VOTE YES (4) NO (0) ABS (1) VERNON FRITZ

MINUTES MOTION WAS MADE BY PAM RODRIGUEZ AND SECONDED BY
GARY BOWEN TO APPROVE THE MINUTES AS CONSTITUTED
WITH ONE CORRECTION ON PAGE 61 - CHANGE "BOWER" TO
"BOWEN".

VOTE YES (4) NO (0) ABS (1) VERNON FRITZ

TENTATIVE MOTION WAS MADE BY BRENT BLUTH AND SECONDED BY
BUDGET GARY BOWEN TO APPROVE RESOLUTION #98-5-12-3R,
ADOPTING THE TENTATIVE BUDGET, TO INCLUDE THE FIVE
YEAR CAPITAL IMPROVEMENT PLAN FOR THE FISCAL YEAR
1998/99 FOR THE OPERATION OF THE TOWN OF ELK RIDGE
WITH NOTED CHANGES.

VOTE YES (4) NO (0) ABS (1) VERNON FRITZ

ADJOURNMENT MOTION WAS MADE BY PAM RODRIGUEZ SECONDED BY
BRENT BLUTH TO ADJOURN THE MEETING.

VOTE YES (4) NO (0) ABS (1) VERNON FRITZ

ELK RIDGE
CLOSED SESSION

At 9:30 p.m., Mayor Ingram opened the Town Council Closed Session.

ROLL Mayor Ingram; Councilmembers Brent Bluth, Gary Bowen and Pam Rodriguez (Absent-Vernon Fritz)

Discussion of Personnel.


TOWN CLERK

NOTICE & AGENDA

Notice is hereby given that the Town Council and Planning Commission of Elk Ridge will hold a Joint Public Hearing Tuesday, May 26, 1998 commencing at 7:00 PM, for the purpose of receiving public comment regarding proposed amendments to the Development Code of Elk Ridge, UT; this Public Hearing will be followed by a Special Session of the Planning Commission to consider the proposed amendments to the Development Code at 7:15 PM. The Town Council will adjourn to the Council Work Session at 7:15 PM, to be followed by the Regular Town Council Meeting at 8:00 PM. The meetings will be held at the Elk Ridge Town Hall, 80 E. Park Drive, Elk Ridge, Utah.

7:00 P.M. - JOINT PUBLIC HEARING WITH THE ELK RIDGE TOWN COUNCIL & PLANNING COMMISSION

Public Hearing regarding proposed amendments to the Development Code of Elk Ridge, UT; providing standards for the Reverse Slope Driveways; Requiring that all building lots in residential zones contain a buildable area; Amending the size of the buildable area for a lot; Amending the list of required documents to include a Grading Plan and amending the procedure for approval of Subdivisions And Large Scale Developments and Providing for the adoption & administration of this Ordinance.

7:15 P.M. - SPECIAL PLANNING COMMISSION MEETING

Development Code Amendments/Recommendation

7:15 P.M. - TOWN COUNCIL WORK SESSION

Vernon Fritz/Discussion:

Tracked Vehicles on Public Streets

Welcome Wagon

Fire Hydrants/Metered Water Usage

7:30 P.M. - Sheriff's Dept. Presentation/Police Protection
Lt. Ron Fernstedt

8:00 P.M. - REGULAR COUNCIL MEETING AGENDA ITEMS:

8:00 Invocation and Pledge of Allegiance

8:05 Approval of Agenda Time Frame

8:10 Development Code Amendments

Planning Commission Recommendation

Adoption/Ordinance-Development Code Amendments

8:20 Resolution/Development Standards Amendment

8:25 Action: Tracked Vehicles, Welcome Wagon, Metered
Water Usage

8:30 Gary Bowen:

Policy/Complaints on Violations of Laws in Town
Business Licensing Procedure

8:45 Alternate Ingress/Egress for Elk Ridge-Vernon Fritz

Town Council Agenda
Page 2

8:55	Community Projects
9:05	Expenditures: General:
9:10	Approval of Minutes of Previous Meetings
9:15	Adjournment

The times listed for each item which appears on the agenda may be accelerated if time permits. All interested persons are invited to attend.

Dated this 22nd day of May, 1998.


Town Clerk

*Handicap Access, Upon Request. (48 Hours Notice)

CERTIFICATION

I, the undersigned, duly appointed and acting Town Clerk for the municipality of Elk Ridge hereby certifies that a copy of the foregoing Notice of Joint Public Hearing, Special Planning Commission Meeting and of the Regular Agenda for the Town Council; Meeting was faxed to the Payson Chronicle, 145 E Utah Ave, Payson, Utah and mailed to each member of the governing body on May 22, 1998.


Town Clerk

ELK RIDGE
TOWN COUNCIL/PLANNING COMMISSION
JOINT PUBLIC HEARING
MAY 26, 1998

TIME & PLACE OF MEETING	The Town Council and Planning Commission of Elk Ridge held a Joint Public Hearing on Tuesday, May 26, 1998 at 7:00 p.m. At 7:15 p.m., the Planning Commission held a Special Planning Commission Meeting. At 7:15 p.m., the Town Council held the regular Work Session, followed by the regularly scheduled Town Council Meeting at 8:00 p.m. The meetings were held at the Elk Ridge Town Hall, 80 E. Park Drive, Elk Ridge, Utah. Notice of time, place and Agenda of those meetings was provided to the Payson Chronicle and to each member of the governing body by mailing a copy to each on May 22, 1998.
7:00 p.m.	<p>JOINT TOWN COUNCIL AND PLANNING COMMISSION PUBLIC HEARING / DEVELOPMENT CODE AMENDMENTS</p> <p>At 7:00 p.m., Mayor Ingram opened the Joint Town Council and Planning Commission Public Hearing regarding proposed amendments to the Development Code of Elk Ridge, Utah; providing standards for the Reverse Slope Driveways; Requiring that all building lots in residential zones contain a buildable area; Amending the size of the buildable area for a lot; Amending the list of required documents to include a Grading Plan and amending the procedure for approval of Subdivisions and Large Scale Developments and Providing for the adoption and administration of this ordinance.</p>
ROLL CALL	<p>Mayor Ingram, Councilmembers Gary Bowen, Brent Bluth, Pam Rodriguez, Vernon Fritz; Planning Commission: Jim Nicolet (Chairperson), Stewart Jolley, Terie Righettini, Ty Ellis (Absent - Ernestine Folks Gary Proctor, and Todd Shchulthess.</p> <p>CITIZENS: Forrest Darling, Lynn Jacobson.</p>
DISCUSSION OF THE PROPOSED AMENDING ORDINANCE:	<p>Lynn Jacobson - Concerns:</p> <ol style="list-style-type: none">1. Should buildable areas be worded as specific to "New Development"? (It is clear enough as worded on each section which will be subject to amendment.)2. Questioned Section 2-3- Wanted clarification: Can the buildable area be built up with "fill dirt"? (The Section states that artificial grading cannot be used to comply to the 20% minimum slope of the buildable area. In Section 3-1, it is stated, "Any cut or fill slope greater than 5 feet shall be subject to approval by both the Planning Commission and the Town Council.")

Gary Bowen:

The "buildable area" has been reduced from 6,000 square feet to 4,000 uniformly in all zones. In answer to #2 question from Lynn Jacobson...All footings must be placed on "virgin ground" - not on fill. The reduction to 4,000 square feet increases the chance of having a buildable area in some of the areas in Town with steeper slopes.

Forest Darling:

Questioned certain terminology contained in the Development Code Amendment Ordinance under 6-5: Mr. Darling requested a clarification of the word "vested". (Gary Bowen addressed the question - Any rules and regulations pertaining to the development process are applicable unless a developer is "vested" under previous regulations. If vesting has not occurred, then the current or pending regulations are applicable.)

Mr. Darling has not heard of "vesting" being described in this manner with real estate he has dealt with in the past. Mr. Darling associates any economical investment as being "vested", or continuing usage or dealings.

Mayor Ingram:

The use of "vested" in the proposed amendment to the Development Code is appropriate. "Vested Interest" can be applied on a financial basis, or on an information basis, or to meet a set of criteria which would then result in being considered "vested" by the Elk Ridge Planning Commission.

Mr. Darling further commented that this seems to be the Town's position on "vesting". Mayor Ingram agreed.

Planning Commission members Stewart Jolley and Jim Nicolet added that when a developer is "vested", he/she is grandfathered under the old ordinances and would not be held accountable for any new changes in the requirements. The Planning Commission, in an effort to eliminate confusion, set a specific time when one is considered "vested" by the Town. Mr. Darling again questioned if this applies to new development? Chairperson Nicolet again reiterated that if preliminary approval had not been granted, then "vesting" has not occurred.

Mr. Darling understands the term, he is not clear on the position he is in with regard to the third phase of a property he has been working on for over 2 ½ years. He has been informed that he is not vested with this phase of development. He also feels that he is not involved with the Town's Moratorium on new development.

Mayor Ingram:

If Mr. Darling feels, in regard to his situation and to the current definition of "vesting", that he is vested, then he can make a written request to the Town Council to consider whether he is or is not "vested".

Mr. Darling, under the current definition, is precluded from continuing with his third phase.

Chairman Nicolet:

Said that presentation of a large scale plan with three phases does not guarantee "vesting".

Mr. Darling added that when phase B & C were presented to the Town that only phase B would be considered and phase C would not be considered.

Lynn Jacobson:

"That's not true - phase C was in the CE-1 Zone and phase B was in the R1-15,000."

Mayor Ingram:

This does not have to do directly with the matter of approval of the proposed Development Code Amendments and the time is up for the Public Hearing. If Mr. Darling wished, the Mayor would be willing to talk with him about his options, if he disagrees with the Planning Commissions decision that he is not "vested" for phase C of his development.

The Public Hearing was closed by Mayor Ingram.

7:20 p.m.

The Planning Commission then adjourned to meet in their Special Planning Commission Meeting to consider their recommendation to the Council on the proposed Development Code Amendments.

ELK RIDGE TOWN COUNCIL
WORK SESSION

7:20 COUNCIL WORK SESSION

ROLL Mayor Ingram, Councilmembers Gary Bowen, Brent Bluth, Pam Rodriguez, Vernon Fritz; Lt. Ron Fernstedt (Sheriff's Dept.), Forrest Darling and Lynn Jacobson.

VERNON FRITZ Tracked Vehicles

1. Councilmember Fritz presented a tentative draft of an ordinance which would prohibit track hoes and similar equipment with caterpillar tracks from using Town Roads. Any violation would result in a fine of \$500.00, plus damages.

The Ordinance was written by the Town Attorney, Denton Hatch.

Comments:

Councilmember Bluth: Questioned the enforcement of the ordinance. How would the fine be collected? Should the contractor post a bond with the Town? Who would pay - the contractor or the sub-contractor?

Councilmember Fritz: The developer or general contractor ultimately bears the responsibility for any work on the property.

Councilmember Bowen suggested withholding any future permits from the developer or general contractor for violations. It needs to be part of the building permit process.

Can the performance bond be used for violations? Councilmember Fritz is to check with Denton Hatch on enforcement issues.

2. Welcome Wagon
Suggestion: A Committee to visit new residents in Town to:
 - A. Welcome them
 - B. Introduce them to available facilities
 - C. Deliver some of the ordinances and resolutions regarding some of the regulations pertaining to residents in Elk Ridge.

ELK RIDGE TOWN COUNCIL WORK SESSION - 5-26-98 CONT.

Councilmember Fritz will organize this. (The Council was in agreement)

3. Fire Hydrants / Metered Water Usage

Councilmember Bluth was following through with this., he has a draft of an ordinance from Denton Hatch; there are still questions and concerns to be worked out with Mr. Hatch. The ordinance is not ready for consideration at this time.

SHERIFF DEPT.

Lt. Ron Fernstedt presented a proposal to the Town Council on police protection for small Towns. Lt. Fernstedt - the Utah County Sheriff's Department, in an effort to meet the needs of smaller communities in the valley, have created available options -(Eagle Mountain and Seratoga Springs will be signing with them within the week.)

COPS Grant money is being used to fund this project, coupled with the indirect costs existing in the Sheriff's Department and contributions from the local communities to create a 4-year law enforcement packet.

The Town has asked to double the contracted patrol time for 1998/1999 (160 hours)

PROPOSAL:

1. Bring on a Utah County deputy to serve as the Community "policing officer" for Elk Ridge.
 - A. Deputy visits homes to inform of project and invite them to join "Neighborhood Watch"
 - B. National Average = 2.3 officers per 1,000 (pop.) A small residential community cannot afford the \$200,000 - \$300,000 necessary to support this.
 - C. Utah County Average = 1.1 officers per 1,600 (pop.) It would cost approximately \$120,000 per year for 2 officers.
 - D. Proposal: Elk Ridge takes ½ the time for one officer plus funding from the COPS Grant
 1. COPS to pay Utah County Sheriff's Department: \$30,000 - 1st year, \$20,000 2nd year, \$10,000 3rd year on a full time deputy.
 2. ½ time officer = \$15,000 - 1st year, \$12,000 - 2nd year, \$10,500 - 3rd year = \$37,000 for 3 years.
 3. After 3 years - Elk Ridge picks up the cost for ½ deputy (about \$20,000 - \$30,000)
Cost to Elk Ridge:
1st year = \$ 3,750

ELK RIDGE TOWN COUNCIL WORK SESSION - 5-26-98 CONT.

2 nd year	=	\$ 7,500
3 rd year	=	\$15,000
4 th year	=	½ cost of a full time Deputy

Councilmember Fritz - It is impossible to predict the financial situation 4 years from now - does the Town have the choice to "opt out" of the arrangement?

Lt. Fernstedt - This is a "Good Faith" arrangement with the COPS Grant. A "good faith" effort would have to be made to retain the officer at the end of the 4 years. If the effort were made and due to financial difficulty, the arrangement were impossible to maintain, the Sheriff's Department has a large enough organization to absorb that officer back into the structure; but, the service would then discontinue.

2. Experienced deputies are filling these positions
3. The costs are flat fees - no separate call out charges
4. The Town can select the court which would receive the citations issued for Elk Ridge. Lt. Fernstedt recommends Utah County Justice Court.
5. Services:
 - A. 15 hours / week of community policing (800 hours/year)
 - B. Continued partial coverage when the deputy is not in Town - without the call out charge
 - C. Major cases would be handled by the Detectives division at the Sheriff's Office.
 - D. Dispatch Services
 - E. K- 9
 - F. SWAT Team
 - G. CERT Team
 - H. Search and Rescue and all other benefits
6. All administrative duties would be handled through the Sheriff's Department, including liability insurance - except for the liability clause written into contract.

"Community Policing" mobilizes the Town residents and gets them involved in programs and plans for enforcement & prevention...the Sheriff's Dept. Assists the citizens in policing their own community. Lt. Fernstedt is to have a draft contract to the Town this week

TIME & PLACE OF MEETING	The regular Meeting of the Elk Ridge Town Council was held on Tuesday, May 26, 1998, at 8:00 PM, at the Elk Ridge Town Hall, 80 E. Park Dr., Elk Ridge, UT.
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ROLL CALL Mayor Ingram, Councilmembers: Vernon Fritz, Brent Bluth, Pamela Rodriguez & Gary Bowen; Citizens: Forrest Darling, Dale Bigler.

AGENDA TIME
FRAME

MOTION WAS MADE BY PAM RODRIGUEZ AND SECONDED
BY GARY BOWEN TO APPROVE THE AGENDA TIME FRAME.
VOTE: YES (5) NO (0)

MOTION WAS MADE BY GARY BOWEN AND SECONDED BY VERNON FRITZ TO ADOPT AN ORDINANCE AMENDING THE DEVELOPMENT CODE OF ELK RIDGE TOWN, UTAH, PROVIDING STANDARDS FOR REVERSE SLOPE DRIVEWAYS; REQUIRING THAT ALL BUILDING LOTS IN RESIDENTIAL ZONES CONTAIN A BUILDABLE AREA; AMENDING THE SIZE OF THE BUILDABLE AREA FOR A LOT; AMENDING THE LIST OF REQUIRED DOCUMENTS TO INCLUDE A GRADING PLAN AND AMENDING THE PROCEDURE FOR APPROVAL OF SUBDIVISIONS AND LARGE SCALE DEVELOPMENTS AND PROVIDING FOR THE ADOPTION AND ADMINISTRATION OF THIS ORDINANCE... NOTING THE FOLLOWING CORRECTIONS:

- 89

ELK RIDGE TOWN COUNCIL MEETING - 5-26-98 CONT.

3. SECTION 6-5 (LAST LINE) SEPARATE "TO THE".
4. SECTION 6-6-A (LINE 6) CHANGE "ANS" TO "AND".

VOTE: POLL - GARY BOWEN-AYE, BRENT BLUTH-AYE,
PAM RODRIGUEZ-AYE, VERNON FRITZ-AYE,
MAYOR INGRAM-AYE. PASSES: 5-0

RESOLUTION
DEVELOPMENT
STANDARDS

AMENDMENTS:

1. Additions to checklist for Preliminary Plat - #33. Site Grading Plan, and #39 - Buildable Area".
2. Section 02-08-075. "Parking Lots and Driveways" - Add:
No driveway providing access to a garage or off-street parking area within a lot shall have a downslope grade from the adjacent street to the garage or covered off-street parking area except when approved by the Planning Commission. The Planning Commission may approve a downslope driveway upon a finding that any drainage of surface water will be adequately diverted from entry into the dwelling, garage or other covered parking area and that the proposed diversion treatment will not impact adjacent properties.

No further discussion

MOTION WAS MADE BY BRENT BLUTH AND SECONDED
BY GARY BOWEN TO APPROVE RESOLUTION#97-5-13-10R
AND THE MINIMUM STANDARDS SET FORTH IN THAT
RESOLUTION.

VOTE: YES (5) NO (0)

TRACKED VEHICLES, WELCOME WAGON, METERED WATER USAGE - (Postponed to future town council meeting.)

POLICY/COMPLAINTS
ON VIOLATIONS OF
LAW

Gary Bowen:

1. A formal complaint form should be filed with the Town from any citizen concerned with a violation of the laws. Currently, citizens just call either the Town Office or a member of the Town Council with complaints, with no official record. If the complaint is on a zoning issue, the written form would go to the Zoning Administrator for any follow-up.

ELK RIDGE TOWN COUNCIL MEETING - 5-26-98 CONT.

Vernon Fritz:

Feels that citizens should have the opportunity to complain about their neighbors on an anonymous basis, unless the issue goes to litigation or legal action, then names must be involved.

Gary Bowen:

Declared that he feels all complaints should be in written form to organize the process. The written form would not need a name on it - but it would be filed in the applicable Councilmember's file or given to the Zoning Administrator.

Suggestion:

If several (4 or 5) complaints are issued on the same violation, perhaps then, the Town attorney could be involved.

The Mayor asked that Councilmember Bowen and Kent Partridge (Zoning Administrator), present a sample form for the next Council Meeting.

2. Business Licensing Procedure

A Board of Adjustments should not approve/disapprove Business Licenses. The decisions made by this Board overrides Town Council and Planning Commission decisions.

A. Normal procedures in other cities: Application goes to the Town Office and is issued unless there is a specific problem. There will be a recommendation coming from the Planning Commission and Board of Adjustments on what should be on the list of requirements to be met that is part of the application.

B. If contractors are State Licensed, they still need a Town License. If contractors are licensed by the state and their base location is not in Town, they are not required to be licensed in every Town/City, as long as they are licensed in one of them. This needs clarification in the application.

ELK RIDGE TOWN COUNCIL MEETING - 5-26-98 CONT.

Councilmember Bowen attended a conference on Business Licensing and has determined that the Town's Business License Ordinance is adequate - the application needs clarification, as well as the process.

Suggestion:

To house any vehicles/equipment associated with the home business. Accessory Buildings - if lot is under 1 acre, no more than 400 square feet of the building could be used for the business; if lot is over 1 acre, no more than 1,000 square feet could be used.

Councilmember Fritz:

Questions if the Council is prepared to "take the heat" from uniform enforcement of this policy? He is prepared.

Councilmember Bowen:

Relayed Denton Hatch's concern about enforcing the Ordinance when it is related to what an individual puts inside his/her garage. Mr. Hatch was clear that there are problems with this. At the conference, it was stated that the Town can require certain things; but, what a person physically parks inside the garage, is difficult to dictate.

- C. Any Accessory Building should be of like construction to fit the area. (Example: No steel quonset huts)

Mayor Ingram:

Whatever best benefits the people in Town is the most prudent way to view any law or policy.

ALTERNATE
INGRESS/EGRESS
TO ELK RIDGE

Vernon Fritz introduced Dale Bigler to address this issue - Report:

1. Road Project - National Guard - The Guard represents a free service to the Town and they must be used when they are available. July or August is the soonest they can return to do the project for the Town (Dressing the shoulders of the roads). The project will be more specifically defined.

ELK RIDGE TOWN COUNCIL MEETING - 5-26-98 CONT.

- A. Shoulder work along Park Drive
 - B. If one side of the shoulder could be developed as a jogging path, then he would suggest placing a "finish cap" (slag) over the top. He will check with affected homeowners. This will directly involve Councilmember Rodriguez in the planning. Blue Stakes must be contacted prior to excavation.
2. Elk Ridge Access Road - Mr. Bigler has spoken with Clyde Naylor and Paul Hawker (Utah County Engineers) many years ago and at that time the plans and the funding were in place to, first - bring a road west from Woodland Hills to meet 1600 West and the following year to extend this road North to the Highway. Two months ago, a Public Hearing was held and only property owners along the proposed route were notified - there was such a negative response that the project was defeated and the funding lost.
- Councilmember Fritz:
- Added that Payson, Spanish Fork and Salem were notified, Elk Ridge was not.
- Suggestion:
- A petition directed to the County Commissioners in support of the project might be beneficial. (Mr. Naylor agrees). Other options are also being considered (1400 W. to 1900 W.) The route could also extend North to the Benjamin exit off of I-15. Cost factors must be considered. More information will be presented to the Council when available.

COMMUNITY
PROJECTS

The L.D.S. Church has asked that the Wards donate 150 hours toward community service on July 18, 1998.

The Mayor has asked Kent Haskell to make a list of appropriate projects in Town. The Council was asked for their input.

- 1. Tagging Fire Hydrants about metered usage...was suggested. The list will be prioritized.

ELK RIDGE TOWN COUNCIL MEETING - 5-26-98 CONT.

EXPENDITURES General: None.
Mayor Ingram reminded all present that any major spending in the various Department is to be cut off for this year by the first week in June.

MINUTES The minutes were reviewed and corrected. The mistakes (typographical errors) were listed on the master copy of the minutes.
MOTION WAS MADE BY BRENT BLUTH AND SECONDED BY GARY BOWEN TO APPROVE THE MINUTES OF THE JOINT TOWN COUNCIL/PLANNING COMMISSION PUBLIC HEARING AND THE REGULAR TOWN COUNCIL MEETING OF 4-28-98 WITH THE CORRECTIONS SO NOTED IN THE MASTER COPY OF THE MINUTES.

VOTE: YES (5) NO (0)

ADJOURNMENT MOTION WAS MADE BY BRENT BLUTH AND SECONDED BY GARY BOWEN TO ADJOURN THE MEETING.

VOTE: YES (5) NO (0)


TOWN CLERK

NOTICE OF PUBLIC HEARING & TOWN COUNCIL MEETING

Notice is hereby given that the Elk Ridge Town Council will hold a Public Hearing on Tuesday, June 16, 1998, at 6:00 PM, for the purpose of hearing public comment on the issue of adopting the Certified Tax Rate and the Final Budget for the fiscal year 1998/1999, for the operation of the Town of Elk Ridge. The Public Hearing at 6:00 PM will be followed by a Special Town Council Meeting, to commence at 6:10 PM. The meetings will be held at the Elk Ridge Town Hall, 80 E. Park Drive, Elk Ridge, Utah.

6:00 P.M. - **PUBLIC HEARING/CERTIFIED TAX RATE & 1998-1999 BUDGET**

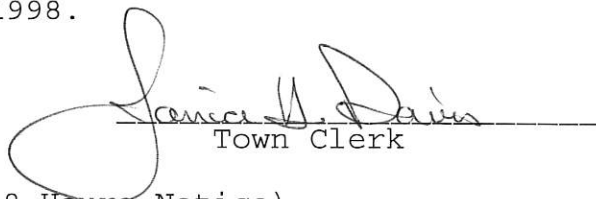
Public Hearing/Issue of Adopting the Certified Tax Rate & the 1998-1999 Fiscal Year Budget for the Operation of the Town of Elk Ridge, UT.

6:10 P.M. - **REGULAR TOWN COUNCIL MEETING**

6:10 Invocation and Pledge of Allegiance
6:13 Approval of Agenda Time Frame
6:15 Adoption/Certified Tax Rate for 1998
Adoption/1998/1999 Fiscal Year Budget for the
Operation of the Town of Elk Ridge, UT
6:20 Adjournment

The times listed for each item which appears on the agenda may be accelerated if time permits. All interested persons are invited to attend.

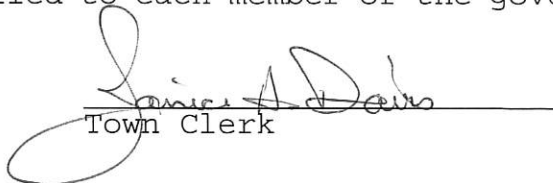
Dated this 12th day of June, 1998.


Town Clerk

*Handicap Access, Upon Request. (48 Hours Notice)

CERTIFICATION

I, the undersigned, duly appointed and acting Town Clerk for the municipality of Elk Ridge hereby certifies that a copy of the foregoing Town Council Public Hearing, and of the Agenda for the Special Town Council Meeting was faxed to the Payson Chronicle, 145 E Utah Ave, Payson, Utah and mailed to each member of the governing body on June 12, 1998.


Town Clerk

SPECIAL ELK RIDGE
TOWN COUNCIL MEETING
JUNE 16, 1998

TIME & PLACE
OF MEETING

A Special Meeting of the Elk Ridge Town Council was held on Tuesday, June 16, 1998, for the purpose of conducting a Public Hearing on the issue of adopting the 1998 Certified Tax Rate and the Budget for the 1998/1999 Fiscal Year. The Regular Town Council Meeting started at 6:00 p.m. at the Elk Ridge Town Hall, 80 E. Park Drive, Elk Ridge Utah.

Notice of time, place and Agenda of this meeting was provided to the Payson Chronicle and to each member of the governing body by mailing a copy to each on June 12, 1998.

ROLL CALL

Mayor Ingram, Councilmembers Gary Bowen, Brent Bluth, (Absent Pam Rodriguez, Vernon Fritz) and Jan Davis, Town Clerk.

6:00 PM -

**PUBLIC HEARING/CERTIFIED TAX RATE &
1998-1999 BUDGET**

At 6:00 PM, Mayor Ingram opened the Public Hearing on the issue of adopting the proposed 1998 Certified Tax Rate and the 1998/1999 Fiscal Year Budget for the Operation of the Town of Elk Ridge, UT.

The proposed Certified Tax Rate has not yet been received by the Town. The Town does not plan on exceeding the Certified Tax Rate. The proposed Tax Rate will be adopted later during the regular session of the Town Council Meeting and, upon receipt of the Tax Rate, the amount projected for Property Tax collection will be adjusted accordingly.

1998/1999 Budget:

Discussion of the Budget Message:

There were few changes to the budget figures from the Tentative Budget, adopted in May, 1998.

Fire Dept.

Mayor Ingram met with Chief Waite and, as a result, \$2,700 will be cut from the proposed Fire Dept. budget (1,000 from Training & 1,700 from Purchase of Equipment).

Capital Projects

There were many new Capital Projects created to implement the projects designated within the Five Year Capital Improvement Plan.

SPECIAL TOWN COUNCIL MEETING 6-16-98 CONT.

1. Town Hall/Fire Station: "Transfer from General Fund"...2,500 to finish painting the new addition.
2. Tennis Court: (was "Parks"): "Transfer from General Fund"...19,315 is budgeted to finish the surface of the tennis court.
 - A. County Grant/Tennis Court: 2,315 was awarded to Elk Ridge in the Fall of 1997. Invoices amounting to 9,260 were to be submitted by June 30, 1998, for reimbursement to the Town of 25% of the estimated cost (2,315). About 1,200 is lacking. There are other projects going on in Town currently, and the Grant Application states that the Town can apply for an extension by 6-30-98. Mayor Ingram contacted the Utah County Commissioners office and was informed that he needs to submit a written request for an extension. He will request the extension into the next fiscal year, to begin July 1, 1998.

Impact Fees: The State Auditor's Office will meet with the Municipal Advisory Committee, comprised of eleven members representing cities/towns in Utah to determine required auditing procedures for budgeting impact fees in Utah. They will meet on July 15, 1998. Janice Davis (Town Clerk) has been asked to be on the Committee.

There was no further discussion on the budget.
At 6:10 PM, Mayor Ingram closed the Public Hearing.

SPECIAL ELK RIDGE
TOWN COUNCIL MEETING
JUNE 16, 1998

TIME & PLACE
OF MEETING

A Special meeting of the Elk Ridge Town Council was held on Tuesday, June 16, 1998, for the purpose of conducting a Public Hearing on the issue of adopting the 1998 Certified Tax Rate and the Budget for the 1998/1999 Fiscal Year. The Regular Town Council Meeting began at 6:00 PM at the Elk Ridge Town Hall, 80 E. Park Dr., Elk Ridge, UT.

Notice of time, place and Agenda of this meeting was provided to the Payson Chronicle and to each member of the governing body by mailing a copy to each on June 12, 1998.

ROLL CALL:

Mayor Ingram, Councilmembers Gary Bowen, Brent Bluth, (absent Pam Rodriguez & Vernon Fritz); and Jan Davis-Town Clerk.

SPECIAL TOWN COUNCIL MEETING 6-16-98 CONT.

INVOCATION Canceled

AGENDA TIME
FRAME **MOTION WAS MADE BY MAYOR INGRAM AND SECONDED BY GARY BOWEN TO AMEND THE AGENDA TIME FRAME, DISPENSING WITH THE INVOCATION AND TO MOVE DIRECTLY TO THE ADOPTION OF THE CERTIFIED TAX RATE FOR 1998 AND THE ADOPTION OF THE 1998/1999 FISCAL YEAR BUDGET.**
VOTE: YES (3) NO (0) ABSENT (2) PAM RODRIGUEZ & VERNON FRITZ

CERTIFIED TAX
RATE **MOTION WAS MADE BY MAYOR INGRAM AND SECONDED BY BRENT BLUTH TO ADOPT RESOLUTION #98-6-16-5R, A RESOLUTION ADOPTING THE CERTIFIED TAX RATE FOR THE 1998 TAX YEAR.**
VOTE: YES (3) NO (0) ABSENT (2) PAM RODRIGUEZ & VERNON FRITZ

1998/1999 FISCAL
YEAR BUDGET **MOTION WAS MADE BY MAYOR INGRAM AND SECONDED BY GARY BOWEN TO ADOPT RESOLUTION #98-6-16-6R, A RESOLUTION ADOPTING THE 1998/1999 BUDGET FOR THE OPERATION OF THE TOWN OF ELK RIDGE, UT.**
VOTE: YES (3) NO (0) ABSENT (2) PAM RODRIGUEZ & VERNON FRITZ

ADJOURNMENT **MOTION WAS MADE BY BRENT BLUTH AND SECONDED BY GARY BOWEN TO ADJOURN**
VOTE: YES (3) NO (0) ABSENT (2) PAM RODRIGUEZ & VERNON FRITZ


TOWN CLERK

AMENDED NOTICE & AGENDA

Notice is hereby given that the **Town Council and Planning Commission** of Elk Ridge will hold two **Joint Public Hearings** Tuesday, June 23, 1998 commencing at 7:00 & 7:15 PM. The first Public Hearing, at 7:00 PM, will be for the purpose of receiving public comment regarding proposed amendments to the Development Code of Elk Ridge, UT; establishing a new zone to be designed as the Sensitive Lands Overlay Zone; The second Public Hearing will begin at 7:15 PM, to hear public comment regarding the Growth Management Strategy & Boundaries Ordinance. These Public Hearings will be followed by a **Special Session** of the **Planning Commission** at 7:30 PM, to consider the proposed amendments to the Development Code & the Growth Management Strategy Ordinance.

At 7:30 PM, the Town Council will hold a third Public Hearing on the issue of amending the Budget for the fiscal Year 1997/1998. The Council Work Session at 7:45 PM, will be followed by the Regular Town Council Meeting at 8:00 PM. The meetings will be held at the Elk Ridge Town Hall, 80 E. Park Drive, Elk Ridge, Utah.

7:00 P.M. - JOINT PUBLIC HEARINGS WITH THE ELK RIDGE TOWN COUNCIL & PLANNING COMMISSION

7:00 PM **1. Sensitive Lands Overlay Zone**

Public Hearing regarding proposed amendments to the Development Code of Elk Ridge, UT; establishing a new zone to be designed as the Sensitive Lands Overlay Zone; setting forth the requirements within the Zone; and providing for the enforcement of this ordinance.

7:15 PM **2. Growth Management Strategy & Boundaries Ordinance**

Public Hearing regarding The Growth Management Policy.

7:30 P.M. - **1997/1998 Fiscal Year Budget Amendment**

Public Hearing on the issue of adopting the Final Budget for the 1997/1998.

7:30 P.M. - SPECIAL PLANNING COMMISSION MEETING

Special Planning Commission Meeting to consider the proposed ordinances & their recommendation to the Council.

7:45 P.M. - TOWN COUNCIL WORK SESSION

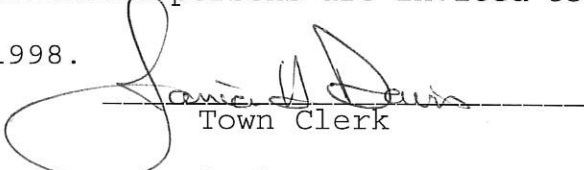
Utility Truck/Discussion-Mayor
Police Protection Contract/Discussion-Mayor

Town Council Meeting 6-23-98
Cont.

8:00 P.M. - REGULAR COUNCIL MEETING AGENDA ITEMS:
8:00 Invocation and Pledge of Allegiance
8:03 Approval of Agenda Time Frame
8:05 Planning Commission Items:
Sensitive Lands Overlay Ordinance
Planning Commission Recommendation
Adoption by Town Council
Re-Schedule Public Hearing
Growth Management Strategy Ordinance
Planning Commission Recommendation
Adoption by Town Council
Re-Schedule Public Hearing
Public Safety Concerns/Crosswalks & Signs
Terie Righettini
8:25 Ordinance/Pending Ordinances: Amendments to
Development Code & Growth Management Strategy Ord.
8:35 Sunrise Engineering Studies/Final Draft
8:45 Adoption-1997/1998 Fiscal Year Budget Amendments
8:50 Action: Tracked Vehicles Ordinance-Vernon Fritz
8:55 Ordinance/Fire Hydrant Usage-Brent Bluth
Resolution/Metered Water Use Rate-Brent Bluth
9:05 Police Protection Contract/Adoption
9:10 Ririe Subdivision, Plat D/Release of Durability
Retainer
9:15 Expenditures:
General:
List of Expenditures for May, 1998
9:20 Approval of Minutes of Previous Meetings
9:25 Adjournment

The times listed for each item which appears on the agenda may be accelerated if time permits. All interested persons are invited to attend.

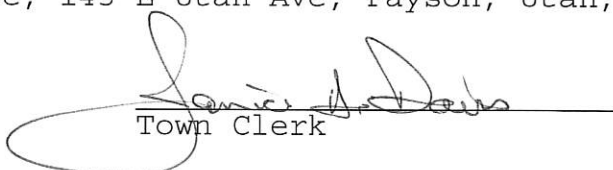
Dated this 22nd day of June, 1998.


Town Clerk

*Handicap Access, Upon Request. (48 Hours Notice)

CERTIFICATION

I, the undersigned, duly appointed and acting Town Clerk for the municipality of Elk Ridge hereby certifies that a copy of the foregoing Amended Notice of Joint Public Hearings, Public Hearing on the 1997/1998 Budget Amendments, Special Planning Commission Meeting and of the Regular Agenda for the Town Council Meeting were faxed to the Payson Chronicle, 145 E Utah Ave, Payson, Utah, this 22nd day of June, 1998.


Town Clerk

**ELK RIDGE TOWN
JOINT TOWN COUNCIL/PLANNING COMMISSION
PUBLIC HEARING
JUNE 23, 1998**

**TIME & PLACE
OF MEETING** The Town Council and Planning Commission of Elk Ridge held two Public Hearings on Tuesday, June 23, 1998, scheduled to convene at 7:00 p.m. and 7:15 p.m. The first Public Hearing, at 7:00 p.m., was on the proposed Sensitive Lands Overlay Ordinance. The second Public Hearing, at 7:15 p.m., was on the proposed Growth Management Strategy and Boundaries Ordinance. The Public Hearings were held at the Elk Ridge Town Hall, 80 East Park Drive, Elk Ridge, Utah. The Amended Notice of time and place of meeting was provided to the Payson Chronicle and each member of the Town Council and Planning Commission.

ROLL CALL *Town Council:* Mayor Ingram, Vernon Fritz and Brent Bluth, (absent-Pam Rodriguez), *Planning Commission:* Jim Nicolet (Chairman), Stewart Jolley (Vice Chairman), Terie Righettini, Ty Ellis, Ernestine Folks, Gary Proctor, (absent-Todd Schulthess), *Engineer:* Bruce Hall, *Citizens:* Darin and Tracie Magoffan, Hal Shuler, Dennis Shuler, Colette Shuler, Lynn and Jeneal Peterson, Carol and Ray Righettini, Kent Burton, Forrest and Joan Darling, Marlyn Short, Kamile Peterson, Gary Williams, Kimberly Williams, Mike Farr, Brent Clark, Ann Argyle, Judy Jarvis, Don Mecham, *Town Clerk:* Jan Davis.

A draft of the proposed ordinance had been submitted to the Town Council for review. The proposed ordinance has been available to the public at the Elk Ridge Town Office. Ernestine Folks performed a summary of the proposed ordinance to inform those present of the content and to clarify certain changes from the previous draft. Extra copies were available at the meeting for the public.

The Planning Commission has carefully considered the topography all over the Town area. Problems and potential problems exist with such issues as slopes, drainage & flood potential, which may cause an area to be classed as environmentally sensitive. These potential problems exists in zones other than the CE-1 and CE-2 zones.

The overlay of "sensitive lands" goes over the top of a map of the Town, with it's zone boundaries. This will identify potential issues with each piece of property to be developed.

ELK RIDGE PUBLIC HEARING, 6-23-98, CONT.

RE-VEGETATION OF EXCAVATED LAND (PLANNED OR SUPERVISED)

The intent is to re-establish natural vegetation to stabilize the slopes. A landscape specialist could help plan and supervise the re-vegetation.

COMMENTS

Don Mecham - Questioned what specifications go along with the re-vegetation.

Bruce Hall - The focus is on natural vegetation to stabilize the soil.

Kent Burton - Who would oversee this?

Bruce Hall - A landscape architect or specialist - someone with knowledge of what he/she is doing.

Ernestine Folks - This specialist would provide a plan to work from.

Kent Burton - Stated his opinion that one of the biggest problem areas in Town is the dugway going down into Loafer Canyon. This area should be addressed to stabilize the soil.

Marlyn Short - When the approval of the landscape plan comes from the Planning Commission, that comes down to "opinion". She also stated that she feels the Planning Commission designated all open space as sensitive lands, not taking into consideration the particular areas not meeting the criteria. Where is the proof that these areas are "sensitive"? Mrs. Short perceives this proposed ordinance as taking away constitutional rights to develop land in the best way possible. What are the motives behind this ordinance?

Vernon Fritz - Agrees that there should be a concern about government dictating how land should be developed within certain boundaries. Example: Cedar Hills - with excessive rain, entire hillsides moving homes thought to be stable. The intent is not to impose the will of the Town Council or the Planning Commission for some particular motivation; rather to address any potential risk of flooding, land movement or anything of that nature. Landscaping should be to the taste under the guidance of rules.

Marlyn Short - Re-stated that she still feels that the Sensitive Lands Overlay Ordinance allows too much freedom for the opinions of the

ELK RIDGE PUBLIC HEARING, 6-23-98, CONT.

governing bodies to override engineering.

Vernon Fritz - Takes exception that engineering studies have no relationship to the proposed ordinance. He stated that he does not feel that decisions are made capriciously.

Don Mecham - Requested that all the property owners present be provided with the engineering studies that the proposed ordinance are based on. He asked if they are available.

Ernestine Folks - No, they are not available. The studies would have to be obtained from Bruce Hall. Contour studies have been done showing where ravines, draws and slopes are. Each individual parcel has not been identified. This is required of each property owner wishing to develop to provide.

Don Mecham - Some land in the designated area is flat. He feels the map and designated Sensitive area are discriminatory. This ordinance should be tabled until engineering studies are available.

Ernestine Folks - The proposed Sensitive Lands Overlay Ordinance is a compilation of requirements that other cities have adopted. The Sensitive Lands Overlays from Bountiful, Park City and Provo were used as model ordinances.

Jeneal Peterson - Elk Ridge is an individual community with our own needs. It is disturbing to her that after developers fulfill what is required of them to develop, then the requirements change. She feels the Town ordinances are "too open". She also wants to see the ordinances specific enough to know ahead what is required.

Forrest Darling - 1. Landscaping

- A. Question on bonding for the issues associated - Does this include the private homeowner?
- B. Maintaining vegetation where re-vegetation is necessary - Will this require sprinkling systems or can natural rainfall suffice?
- C. Mr. Darling feels that more than 15 minutes should have been allowed in Public Hearing to discuss a 10 page document. Evidence backing up the ordinance should be available at the Public Hearing.

ELK RIDGE PUBLIC HEARING, 6-23-98, CONT.

Mayor Ingram - Summarized the comments -

1. Consider the ordinance in relationship to what criteria it is based on (Engineering Studies)
2. There is a need for clarification in many different areas.

Marlyn Short - Will developers be held up while this is being reconsidered?

Vernon Fritz - Engineering Studies have been requested.

Don Mecham - Applications for development should be accepted under the current, existing ordinance.

Marlyn Short - Stated her feeling that their property has been held up while this ordinance was under consideration.

Jim Nicolet - A Moratorium has been in place while the Growth Management Policy was under consideration, as well as the Sensitive Lands Overlay study.

Marlyn Short - Expressed her opinion that they are not part of the moratorium. She further stated that their project was tabled and that they were told it was due to the Sensitive Lands Overlay and that they were not part of the moratorium.

Jim Nicolet offered the minutes for that Planning Commission meeting and that the motion stated the reasons for tabling the project.

Marlyn Short - Argued that they have tapes of the meeting regardless of what the minutes state.

Jim Nicolet - Asked Mrs. Short if she was accusing the Planning Commission of doctoring the minutes.

Marlyn Short - "I have proof of it, sir".

Jim Nicolet - "I would like to see that proof".

The Mayor called the meeting to order and closed the Public Hearing on the Sensitive Lands Overlay Ordinance.

ELK RIDGE PUBLIC HEARING, 6-23-98, CONT.

GROWTH MGT
STRATEGY AND
BOUNDARIES
ORDINANCE

The Mayor opened the Public Hearing regarding the Growth Management Policy.

Presentation of the proposed ordinance by Ernestine Folks: A draft of the policy was submitted to the Town Council for review. It is not complete at this time. It is a companion document to the General Plan Development Requirements.

The Water/Sewer Engineering Updates on the 1996 Impact Fee Studies, performed by Sunrise Engineering were taken into consideration. The draft, as submitted, enables the Town Council to become aware of the direction the Planning Commission is going with this proposed policy. Input from the Town Council to the Planning Commission is requested. It also provides to the public, information that is under consideration. Orderly public input is also desired.

The draft of the document has been worked on by the Planning Commission for months, with many extra hours in extra meetings. Where careful consideration has been given of the issues. The intent of the Planning Commission is to envision Elk Ridge now and in 20 years. There is no intent to stop growth - only to manage it.

Mayor Ingram - Summarizes

1. Water - Existing water source can support approximately 620 connections; while the water storage can only support 565 connections. Growth beyond those approved lots is dependant upon having additional capacity as well as source.
2. Sewer - The existing capacity in the regional plant has the capacity to sustain the expected growth. The capacity of the lines getting to the plant is a problem, particularly in the Goosenest and Loafer Canyon areas.

Don Mecham - What plans does Elk Ridge have to subsidize the water storage and source problems?

Brent Bluth - Reported that, according to Sunrise Engineering's updates, the Town is about two years ahead of schedule. Funding has been designated in the Capital Facilities Plan, to begin the administrative costs of locating a well site and storage tank site.

Forrest Darling - Why wasn't the growth projection taken into consideration when installing the new well in Loafer Canyon and a larger

ELK RIDGE PUBLIC HEARING, 6-23-98, CONT.

Tank installed?

Mayor Ingram and Brent Bluth - The Town bonded for as much storage capacity as possible.

Forrest Darling - How is the determination arrived at that the Town is "maxed out" in the bonding capacity?

Brent Bluth - explained that Operating Revenue must cover Operating Expenditures - then the bond obligations must be covered. If the debt cannot be serviced, then it should not be incurred.

Marlyn Short - Stated that development helps fund some of the capital facilities. As a resident of Elk Ridge, she has to live with the infrastructure problems. Citizens should be involved in the solving of some of these problems; rather than just complaining about them. The residents of a community, by contributing financially, are benefitted by the results...the market value of their homes increase and their community is benefitted. Mrs. Short feels the residents of Elk Ridge are not willing to become involved to help their community and themselves.

Ernestine Folks - encouraged those present to obtain copies of the Sunrise Engineering Studies on the Town's Water/Sewer situation.

At 7:45 p.m., the Mayor closed the Public Hearing on the Growth Management Strategy Policy. Also at 7:45, the Planning Commission adjourned to a special meeting to discuss their recommendations to the Town Council on the Sensitive Lands Overlay Ordinance and the Growth Management Strategy Ordinance.

1997/1998 BUDGET-TOWN COUNCIL PUBLIC HEARING ON THE FINAL AMENDED BUDGET.

ROLL

Town Council: Mayor Ingram, Vernon Fritz and Brent Bluth, (absent-Pam Rodriguez), *Planning Commission:* Jim Nicolet (Chairman), Stewart Jolley (Vice Chairperson), Terie Righettini, Ty Ellis, Ernestine Folks, Gary Proctor, *Town Engineer:* Bruce Hall, *Town Clerk:* Jan Davis

At 7:50 p.m., Mayor Ingram opened the Public Hearing on the issue of adopting the Final Amended Budget for 1997/1998.

ELK RIDGE PUBLIC HEARING, 6-23-98, CONT.

Budget review by the Town Clerk. Most adjustments are to meet actual figures. It was suggested that Caselle provide the Town with documentation that they are ready for the year 2000. (What is the support cost based on?)

PARKS Summer Help - These temporary positions are to provide employment opportunity for the youth of Elk Ridge. Their primary responsibilities are to keep the Town looking good and to assist where necessary. (Not in hazardous conditions!)

BUILDING PERMIT REVENUE Kent Partridge (Inspector) suggested charging the maximum percentage allowed for Plan Check Fees, which is 65% of the Building Permit fee. Currently, the Town charges 60%.

Ernestine Folks - Expressed the concern of the Planning Commission that added growth will impact the staff (Town Employees) - Example: Kent Partridge is also the Zoning Administrator. He is already very busy, how will the enforcement of the ordinances occur? Work load will increase for the office staff. This will impact the budget.

ADJOURNMENT AT 8:15, BRENT BLUTH MOVED TO ADJOURN THE PUBLIC HEARING ON THE FINAL BUDGET FOR 1997/1998. SECONDED BY GARY BOWEN.

VOTE: YES (4) NO (0) ABS (1) Pam Rodriguez

ELK RIDGE
TOWN COUNCIL MEETING
JUNE 23, 1998

TIME & PLACE OF MEETING The Town Council of Elk Ridge held a regularly Town Council Meeting on Tuesday, June 23, 1998 at 8:00 p.m. The meeting was held at the Elk Ridge Town Hall, 80 East Park Drive, Elk Ridge, Utah. Amended Notice of time and place of meeting was provided to the Payson Chronicle and each member of the Governing Body on June 22, 1998.

ROLL *Town Council:* Mayor Ingram, Vernon Fritz and Brent Bluth, (absent-Pam Rodriguez), *Planning Commission:* Jim Nicolet (Chairman), Stewart Jolley (Vice Chairperson), Terie Righettini, Ty Ellis, Ernestine Folks, Gary Proctor, Bruce Hall, Cindi Ellis, *Town Clerk:* Jan Davis

ELK RIDGE TOWN COUNCIL WORK SESSION, 6-23-98, CONT.

ELK RIDGE
TOWN COUNCIL
WORK SESSION

1. Utility Truck / Town - Issue: The current pick-up truck used by the Public Works Superintendent is in need of repair or replacement. Where is this being budgeted for? Is the truck considered part of the compensation package for the Public Works Superintendent?

Brent Bluth - Options

- A Part of the benefit package - there would be a monthly allowance toward a vehicle - he would pay for gas, insurance, licensing, etc. It could be used for personal use.
 - B. The Town purchases a vehicle - it is parked at the Town Hall at night and not used for personal use. The Mayor and Councilmember Bluth will meet and present options at the next Town Council meeting.
2. Police Protection Contract
Vernon Fritz - Suggested to have included in the contract a way of obtaining logs of patrol time. Also, the Town must plan ahead for the forth year's "balloon" payment.
The newsletter is to include a memo from the Mayor informing residents of the new contract arrangements.

ELK RIDGE
TOWN COUNCIL MEETING

INVOCATION	The invocation was given by Todd Schulthess.
TIME & PLACE OF MEETING	The Town Council of Elk Ridge held a regularly Town Council Meeting on Tuesday, June 23, 1998 at 8:00 p.m. The meeting was held at the Elk Ridge Town Hall, 80 East Park Drive, Elk Ridge, Utah. Notice of time and place of meeting was provided to the Payson Chronicle and each member of the Governing Body on June 22, 1998.
ROLL	<i>Town Council:</i> Mayor Ingram, Vernon Fritz and Brent Bluth, (absent-Pam Rodriguez), <i>Planning Commission:</i> Jim Nicolet (Chairman), Stewart Jolley (Vice Chairperson), Terie Righettini, Ty Ellis, Ernestine Folks, Gary Proctor (absent), Cindi Ellis, <i>Town Clerk:</i> Jan Davis

ELK RIDGE TOWN COUNCIL MEETING, 6-23-98, CONT.

AGENDA MOTION WAS MADE BY BRENT BLUTH AND SECONDED BY
GARY BOWEN TO MOVE THE AGENDA DOWN 31 MINUTES.
VOTE: YES (4) NO (0) ABS (1) Pam Rodriguez

PLANNING 1. Sensitive Lands Overlay Ordinance
COMMISSION Planning Commission Recommendation:
 A. To schedule another Public Hearing on the Sensitive Lands
 Overlay Ordinance. To be able to adopt the proposed
 ordinance the first Town Council Meeting in August, 1998.
 B. To reschedule a formal presentation of the Sensitive Lands
 Overlay Ordinance.
 1. Ordinance can be explained uninterrupted
 2. This allows time to understand the ordinance prior
 to adoption

QUESTIONS Mayor Ingram - How is the land to be dealt with which lies within the
designated Sensitive Lands area, that does not apply? (It is much like the
Urban Interface Zone. If the land doesn't qualify, the requirements of the
ordinance do not apply.)

- In addressing the issue of development construction inspections, the
Planning Commission raised a question of Town Policy for these
inspections. Former Mayor Jacobson wrote a letter to Hall Engineering
indicating that all development construction inspections are to be done by
Hall Engineering, and that the Water Superintendent was to no longer do
these inspections. The practice has changed and the Planning Commission
needs direction.

Suggestion: Mayor Ingram is to meet with the Public Works
Superintendent and the Engineer to clarify the policy. Inspection
coverage, (who inspects Kent Haskell's own work? The Zoning
Administrator?)

Until the policy for development construction is in place, Hall Engineering
will do the inspections.

Example of lack of enforcement:

R.L. Yergensen has extended a cut 120 feet farther than was approved.
What will be done? Who will enforce the ordinances? Bruce Hall should
shut them down until cut is brought back into compliance. The Mayor
brought the meeting back to the consideration of The Sensitive Lands
Overlay Ordinance.

ELK RIDGE TOWN COUNCIL MEETING, 6-23-98, CONT.

MOTION WAS MADE BY MAYOR INGRAM AND SECONDED BY VERNON FRITZ TO TABLE ADOPTION OF THE SENSITIVE LANDS OVERLAY ORDINANCE.

VOTE: YES (4) NO (0) ABS (1) Pam Rodriguez

MOTION WAS MADE BY MAYOR INGRAM AND SECONDED BY GARY BOWEN TO RESCHEDULE THE JOINT TOWN COUNCIL / PLANNING COMMISSION PUBLIC HEARING FOR THE SENSITIVE LANDS OVERLAY ORDINANCE ON 7-28-98 AT 7:00 P.M., TO INCLUDE A PRESENTATION OF THE PROPOSED ORDINANCE.

DISCUSSION: THE NEWSLETTER IS TO INCLUDE AN INVITATION TO ANYONE INTERESTED, TO SUBMIT A FORMAL, WRITTEN STATEMENT OR TO MAKE A TIMED PUBLIC STATEMENT AT THE PUBLIC HEARING.

VOTE: YES (4) NO (0) ABS (1) Pam Rodriguez

2. Growth Management Strategy Ordinance

Planning Commission Recommendation: To table adoption of the Ordinance until the first Town Council Meeting in August, 1998, and to reschedule the Public Hearing.

MOTION WAS MADE BY MAYOR INGRAM AND SECONDED BY GARY BOWEN TO TABLE THE ADOPTION OF THE GROWTH MANAGEMENT STRATEGY ORDINANCE UNTIL 8-11-98.

VOTE: YES (4) NO (0) ABS (1) Pam Rodriguez

MOTION WAS MADE BY MAYOR INGRAM AND SECONDED BY GARY BOWEN TO RESCHEDULE THE JOINT TOWN COUNCIL / PLANNING COMMISSION PUBLIC HEARING FOR THE GROWTH MANAGEMENT STRATEGY ORDINANCE ON 7-30-98 AT 7:00 P.M., TO INCLUDE A FORMAL PRESENTATION ON THE PROPOSED ORDINANCE.

VOTE: YES (3) NO (0) ABS (2) Pam Rodriguez and Vernon Fritz

ORDINANCE /
PENDING
ORDINANCES

The Planning Commission recommends adoption of this Ordinance to allow time to solidify the regulations governing development and to get the proposed Ordinance in place. It allows development to proceed in the application process; however, the developers would have to sign off on an acknowledgment that they are aware of the ordinances pending and that they agree to meet those requirements.

ELK RIDGE TOWN COUNCIL MEETING, 6-23-98, CONT.

MOTION WAS MADE BY BRENT BLUTH AND SECONDED BY GARY BOWEN TO APPROVE THE ORDINANCE PROVIDING PUBLIC NOTICE OF INTENT TO MODIFY AND AMEND THE ELK RIDGE DEVELOPMENT CODE AND ESTABLISH A GROWTH MANAGEMENT STRATEGY FOR THE TOWN OF ELK RIDGE, UTAH.

VOTE: POLL Vernon Fritz-aye, Brent Bluth-aye, Gary Bowen-aye,
Mayor Cregg Ingram-aye ABS (1) Pam Rodriguez
PASSES 4-0

PUBLIC SAFETY
CONCERNS

Crosswalks and Signs - Teri Righettini requested a crosswalk on the corner of Escalante and Park Drive with a sign and perhaps a flashing light. The corner is unsafe for children. Other crosswalks and signs are needed in Town. Councilmember Fritz will be prepared with information by next Town Council Meeting. Mayor Ingram also suggested changing the speed limit on Loafer Canyon Road from 30 mph to 25 mph and install another "Slow-Watch for Children" sign.
Suggestion: Rather than change speed limits, enforce the speeds we have now. For now, a crosswalk sign will go in on the intersection of Escalante and Park Drive.

SUNRISE ENG.
STUDIES /
FINAL DRAFT

Discussion of changes from 1st draft of the updates.
Brent Bluth is to contact Salem City for cost estimate for the electrical upgrade for the Sewer Plant. Elk Ridge will participate at 18.05% - The Planning Commission recommends acceptance of the Final Draft of the updates to the studies.

MOTION WAS MADE BY MAYOR INGRAM AND SECONDED BY GARY BOWEN TO ACCEPT THE FINAL DRAFT OF THE SUNRISE ENGINEERING IMPACT FEE STUDIES UPDATES.

VOTE: YES (4) NO (0) ABS (1) Pam Rodriguez

FINAL 1997/1998
BUDGET

MOTION WAS MADE BY BRENT BLUTH AND SECONDED BY GARY BOWEN TO ADOPT THE FINAL AMENDED BUDGET FOR THE 1997/1998 FISCAL YEAR.

VOTE: YES (4) NO (0) ABSENT (1) PAM RODRIGUEZ

TRACKED
VEHICLES

Vernon Fritz recommended a \$500.00 fine for any track vehicle on a public street.

1. It could be a deposit at the time of building permit, refundable after the final inspection

ELK RIDGE TOWN COUNCIL MEETING, 6-23-98, CONT.

2. Contractor could sign a statement acknowledging that he/she is aware that a fine exists
3. There could be an Appeal Process to the Town Council.

Question: Do other cities have this type of fine? How is it collected?

Vernon Fritz will check with other cities.

FIRE HYDRANT
USAGE

It is a Class C Misdemeanor to steal city services.

1. Letters should go out to all known contractors that the Town deals with, to include a copy of the Ordinance and of the Resolution.
4. Stickers (warning) should go on all hydrants

MOTION WAS MADE BY BRENT BLUTH AND SECONDED BY GARY BOWEN TO APPROVE THE ORDINANCE REGARDING THE USE OF FIRE HYDRANTS WITHIN THE TOWN OF ELK RIDGE.

VOTE: POLL Vernon Fritz-aye, Brent Bluth-aye, Gary Bowen-aye,
Mayor Cregg Ingram-aye ABS (1) Pam Rodriguez

PASSES 4-0

Water may only be drawn from the hydrant at the corner of Park Drive and Escalante Drive.

MOTION WAS MADE BY BRENT BLUTH AND SECONDED BY GARY BOWEN TO APPROVE THE RESOLUTION WHICH SETS THE RATE FOR USE OF WATER FROM FIRE HYDRANTS AND OBTAINING A PERMIT FOR THAT USE IN THE TOWN OF ELK RIDGE.

VOTE: YES (4) NO (0) ABS (1) Pam Rodriguez

POLICE
PROTECTION

MOTION WAS MADE BY MAYOR INGRAM AND SECONDED BY VERNON FRITZ TO ACCEPT THE POLICE PROTECTION CONTRACT WITH THE UTAH COUNTY SHERIFF'S DEPARTMENT WITH THE ADDITION OF THE REQUIREMENT OF A MONTHLY LOG OF PATROL ACTIVITY.

VOTE: YES (4) NO (0) ABS (1) Pam Rodriguez

RIRIE SUBDIV
PLAT D / RELEASE
OF DURABILITY
RETAINER

Bruce Hall issued a letter recommending release.

MOTION WAS MADE BY BRENT BLUTH AND SECONDED BY GARY BOWEN TO ACCEPT THE RIRIE SUBDIVISION, PLAT D

ELK RIDGE TOWN COUNCIL MEETING, 6-23-98, CONT.

AND RELEASE THE DURABILITY RETAINER.

VOTE: YES (4) NO (0) ABS (1) Pam Rodriguez

EXPENDITURES MOTION WAS MADE BY BRENT BLUTH AND SECONDED BY GARY BOWEN TO ACCEPT THE LIST OF EXPENDITURES FOR MAY, 1998.

VOTE: YES (4) NO (0) ABS (1) Pam Rodriguez

MOTION WAS MADE BY GARY BOWEN AND SECONDED BY BRENT BLUTH TO APPROVE THE MINUTES OF 5-26-98 AS CONSTITUTED.

VOTE: YES (4) NO (0) ABS (1) Pam Rodriguez

MOTION WAS MADE BY BRENT BLUTH AND SECONDED BY GARY BOWEN TO APPROVE THE MINUTES OF 6-16-98 AS CONSTITUTED.

VOTE: YES (4) NO (0) ABS (1) Pam Rodriguez

ADJOURNMENT MOTION WAS MADE BY MAYOR INGRAM AND SECONDED BY VERNON FRITZ TO ADJOURN THE MEETING.

VOTE: YES (4) NO (0) ABS (1) Pam Rodriguez



Town Clerk



Planning Commission

NOTICE & AGENDA

Notice is hereby given that the Town Council of Elk Ridge will hold a regular Town Council Meeting on Tuesday, July 14, 1998, with the Council Work Session at 7:00 P.M., followed by the regular Council Meeting at 8:00 P.M. The meeting will be held at the Elk Ridge Town Hall, 80 E. Park Drive, Elk Ridge, Utah.

7:00 P.M. - COUNCIL WORK SESSION:

Planning Commission:

Growth Management Strategy
Sensitive Lands Overlay Ordinance
Septic Tanks Ordinance
"Law of Unintended Consequences"-Vernon Fritz
Fairway Heights, Plat C
Discussion/Re-zone (Action/Non-action)
Other Business

8:00 P.M. - REGULAR COUNCIL MEETING AGENDA ITEMS:

8:00 Invocation and Pledge of Allegiance
8:05 Approval of Agenda Time Frame
8:10 1997/98 Annual Audit/Approve Engagement Letter
8:15 Extensions for Time Limits/Development
Oak Bluff Estates, Plat G
Oak Hills Estates, Plat B
Fairway Heights, Plat B
8:20 Greenview Estates/Acceptance of Improvements &
Begin Durability Retainage
8:25 Harris/Ingram Development-Vernon Fritz
8:35 Request: Signs..for Astor Ln. (25 MPH, Dead End)
8:30 Councilmember Replacement/Discussion-Mayor
8:40 Suggestion: Kent Partridge-Raise fee on building
permit for "Contractor Water" from \$20 to \$50
8:45 Request: Snack Machine/Town Hall-Sandra Bowen
8:50 Ordinance/Compensation of Elected & Statutory
Officials
8:55 Expenditures:
General:
9:00 Approval of Minutes of Previous Meetings

*Handicap Access, Upon Request. (48 Hours Notice)

CERTIFICATION

I, the undersigned, duly appointed and acting Town Clerk for the municipality of Elk Ridge hereby certifies that a copy of the foregoing Notice of Agenda was faxed to the Payson Chronicle, 145 E Utah Ave, Payson, Utah and mailed to each member of the governing body on July 10, 1998.


Town Clerk

ELK RIDGE
TOWN COUNCIL MEETING
JULY 14, 1998

TIME & PLACE OF MEETING The regular meeting of the Elk Ridge Town Council was held on Tuesday, July 14, 1998. The Council Work Session began at 7:00 PM, with the regular Town Council Meeting starting 8:00 p.m. at the Elk Ridge Town Hall, 80 E. Park Drive, Elk Ridge Utah.

Notice of time, place and Agenda of this meeting was provided to the Payson Chronicle and to each member of the governing body by mailing a copy to each on July 10, 1998.

ROLL CALL *Town Council:* Mayor Ingram, Gary Bowen, Brent Bluth, Vernon Fritz,(absent-Pam Rodriguez) *Planning Commission:* Stewart Jolley (Vice Chairman), Ernie Folks, Forrest Darling, Cindi Ellis, Sandy Bowen, Kent Burton, Brad E. Cox and *Town Clerk:* Jan Davis.

ELK RIDGE TOWN COUNCIL
WORK SESSION

PLANNING COMMISSION 1. Growth Management Strategy - Ernestine Folks submitted the completed draft of the proposed Growth Management Strategy. There are 3 separate documents:
 A. The Enabling Ordinance
 B. Growth Management Strategy
 C. Development Criteria
 The Town Council is to preview the documents before the Joint Public Hearings at the end of the month. Copies are available for the public. The updates on the Sunrise Engineering studies on the Water/Sewer systems should be part of the review of the Sensitive Lands Overlay Ordinance and the Growth Management Strategy Ordinance.

The proposed ordinances were created with the help of Andrew Jackson (Mountainland Association of Governments..."MAG"), and the Town Planner, Rod Despain.

Stewart Jolley - The Planning Commission feels that even though the Water Study update indicates that the Town has used up it's capacity to service all approved lots; that within prudent management, development can occur.

ELK RIDGE WORK SESSION - 7-14-98, CONT.

2. Sensitive Lands Overlay Ordinance: Copies of the proposed Sensitive Lands Overlay Ordinance were also given to the Town Council for careful review prior to the Public Hearings.

The Public Hearing will hear written statements and timed formal statements. Opinions need to be expressed while not allowing the meeting to turn into a "battle field".

3. Septic Tank Ordinance: a memo from Rod Despain was given to the Town Council. The proposed ordinance would eliminate septic tanks in all new developments in Town. The Town Council needs to recognize the implications of applying this concept to everyone, across the board. Mr. Despain does not want to go forward without some feed-back to the Planning Commission.

Mayor Ingram would like more information on "well head protection", in light of this proposed ordinance. The State is requiring well head protection plans. Some of the surrounding cities have passed their plans. Councilmember Bluth is currently working on this and will bring it to the Town Council when prepared. The plans will be required by the end of the year. Due to requirements, we are headed for the elimination of septic tanks.

The Mayor checked with the EPA, the State and Utah County - he could not get a definitive answer as to when septic tanks would be disallowed. The Planning Commission also needs the information from Councilmember Bluth. He should have this information by sometime in August.

LAW OF
UNINTENDED
CONSEQUENCES

Councilmember Fritz: One of the Town Council's duties is to enact ordinances with the intent to benefit the Community and solve or correct problems. An ordinance governing development is where the concept of "unintended consequences" applies most readily, in his opinion. Example: Smaller subdivisions under current ordinances developing within an older area - already established under prior regulations: Current ordinances may require widening of the road plus curbs and gutter.

What was the intention of the ordinance? Was it to provide for uniformity and quality? Could there be exceptions? Or do we want the road improved in certain spots and not others? What will be the consequences

ELK RIDGE WORK SESSION - 7-14-98, CONT.

with issues like uniformity and drainage? Would the developer be required to bond for the future road improvements and then the money held...for how long...if there are no plans for the Town to rebuild the older roads to specifications?

There are many roads in Town that fell into that category. Suggestions: Whenever ordinances are passed, take into consideration the "law of unintended consequences". If application of the ordinance would not be of benefit, why require it's enforcement? When an ordinance is created, there should be included a mechanism within the ordinance allowing for adjustment where it would be practical and of benefit. Example: It was never "intended" for flooding to occur due to drainage of directed waste water by curb and gutter. Where does the water go? The sumps, in his opinion, are ineffective. Flooding has occurred and claims have been made against the town. This was "unintended". Councilmember Bluth added that a storm drainage system study is proposed. It is a question of funding. Suggestion: every ordinance should be weighed as far as enforcement. When violations occur, do we enforce the current ordinance or eliminate the ordinance? "Partial Enforcement" is offensive. Councilmember Fritz will send a survey out to residents, with the billing, with a list of issues backed by ordinances and ask which ordinance they would like to see enforced.

TRACKED VEHICLES

There needs to be something in place which disallows tracked vehicles on the public streets. Orem City requires a \$1,000 bond be in place for jobs needing a track hoe. If violations occur, repair costs are drawn from the bond. If acceptable to the Town Council, he will draft a proposed ordinance, have the attorney review it and bring it back to the Town Council.

SIGNS IN TOWN

Recommends "Yield signs" at: Hudson/Oak Ridge, Ama Fille/Oak Ridge and Astor/Alpine. Mayor Ingram recommended a 25 mph sign on Loafer Canyon Road and 2 "Slow, Watch For Children" signs.

Kent Burton: 30 mph is not excessive, 40-60 mph is. Enforce the current speed limit with officer patrol.

Councilmember Fritz is to come to the Town Council with specific recommendations for specific locations.

Mayor Ingram recommends hearing the last Work Session Agenda Item; then amend the Town Council Agenda 15 minutes.

ELK RIDGE WORK SESSION - 7-14-98, CONT.

FAIRWAY HGTS. Forrest Darling was present to discuss with the a Town Council his request
PLAT C, RE-ZONE for re-zoning his property. He passed out maps of the area proposed for
ACTION/NON-ACTION re-zoning from CE-1 to R-1-15,000.

Discussion: Application to the Planning Commission for re-zone on
3-28-98 including information on "spot zoning".

Direction from Planning Commission to Mr. Darling:

1. Planning Commission was addressing Sensitive Lands Overlay Ordinance and could not consider his request.
2. Mr. Darling was not considered "vested" according to their terminology of "vesting". No clear definition was given at the time.
3. Planning Commission felt they should walk the property and that Mr. Darling should stake the proposed road.

Mr. Darling appeared before the Planning Commission (The property had been staked, walked and reviewed) and re-submitted the re-zone request, with an itemized list of reasons behind the request. He was informed that the Sensitive Lands Overlay Ordinance was not completed and his request had not been considered.

The Public Hearing on The Sensitive Lands Overlay Ordinance took place and was tabled. Over 120 days have elapsed since the request came before the Planning Commission and no answer has come forth as to when the request will be considered.

For the record: "It is my opinion that the Town is acting arbitrarily and capriciously in delay of due process. The authorized agencies are not acting in the response to the information brought before them as they exist at the time of their being submitted. I would ask this council to direct all agencies in the Town of Elk Ridge to stop delaying due process and act under the existing codes and ordinances at the time of presentation of the data before them."

The definition given to Mr. Darling of "vesting" was, "anyone coming before the Planning Commission that had preliminary approval". He has presented information to the Plan Review, Planning Commission and Town Council on numerous occasions over the last 2 ½ years, including a zone change request to R-1-20,000 that was not considered. He has been directed to have engineering done on phase 3 of the project. He does feel he is vested.

ELK RIDGE WORK SESSION - 7-14-98, CONT.

Ernestine Folks - Now that the Sensitive Lands Overlay Ordinance is completed and ready for Public Hearing, as indicated, Mr. Darling's request will be placed on the Planning Commission Agenda this month (July).

The Town Council has passed the Pending Ordinance which requires Mr. Darling to sign a notice of pending Ordinance that he will comply with all the applicable requirements of the Sensitive Lands Overlay Ordinance and the Growth Management Strategy Ordinance; if he wishes to go forward.

Forrest Darling - Questioned the pending ordinance request which would give the Planning Commission "carte blanche" to require now whatever may be passed in the future - with a project which began 2 ½ years ago.

Mayor Ingram reviewed the legal appeals process when one disagrees with the determination as to the question of "vesting"; as well as the appeals process with the Board of Adjustments to determine if the Town is acting in an arbitrary capricious manner. Mr. Darling encouraged the Town Council to seek the legal opinion of the Town's attorney on this question. He apologizes for any offense in the process of trying to develop his property. He asks that the governing bodies act in a timely manner on the issues brought before them.

Councilmember Bluth - does not know any member on this Town Council who arbitrarily tries to interpret to exclude any one person. He feels the effort to act is honest and informed - legally and otherwise - with the information available.

Mr. Darling stated that part of their information comes from delegated authorities. He urged the Town Council to acquaint themselves with the issues presented to the Planning Commission. He needs an answer. If "no", support it with a point by point explanation of why he doesn't qualify and he would go back to the Planning Commission and reduce the number of lots and say "how do you want to do it?" He'll do what this Town wants him to do". He feels the state of limbo he has been placed in is debilitating. If "yes", allow him to proceed.

ELK RIDGE
TOWN COUNCIL MEETING
JULY 14, 1998

ROLL CALL	<i>Town Council:</i> Mayor Ingram, Gary Bowen, Brent Bluth, Vernon Fritz,(absent-Pam Rodriguez) <i>Planning Commission:</i> Stewart Jolley (Vice Chairman), Ernie Folks, Forrest Darling, Cindi Ellis, Sandy Bowen, Kent Burton, Brad E. Cox and <i>Town Clerk:</i> Jan Davis.
INVOCATION	Mayor Ingram gave the invocation.
TIME FRAME	MOTION WAS MADE BY BRENT BLUTH AND SECONDED BY GARY BOWEN TO AMEND THE AGENDA TIME FRAME BY 20 MINUTES. VOTE: YES (4) NO (0) ABS (1) - Pam Rodriguez
1997/98 AUDIT	MOTION WAS MADE BY BRENT BLUTH AND SECONDED BY GARY BOWEN TO APPROVE THE ENGAGEMENT LETTER FROM PETERSON'S AND ASSOCIATES FOR THE 1997/98 AUDIT, NOT TO EXCEED \$7,100. VOTE: YES (4) NO (0) ABS (1) - Pam Rodriguez
EXTENSIONS DEVELOPMENTS	MOTION WAS MADE BY GARY BOWEN AND SECONDED BY BRENT BLUTH TO APPROVE AN EXTENSION FOR OAK BLUFF, PLAT G FROM JULY 1, 1998 TO SEPTEMBER 1, 1998. FAIRWAY HEIGHTS, PLAT B AND OAK HILLS ESTATES, PLAT B FOR 90 DAYS FROM 7-14-98. VOTE: YES (4) NO (0) ABS (1) - Pam Rodriguez
GREENVIEW EST DUR. RETAINER	Postponed - no letter from Hall Engineering.
HARRIS/INGRAM	Strike - Councilmember Fritz was not prepared to address this issue.
SIGNS	Postpone until next Council Meeting.
TOWN COUNCIL REPLACEMENT	Town Councilmember Pam Rodriguez has moved from Town and has resigned as Town Councilmember. The appointment process was reviewed by Mayor Ingram. The applicants will submit their names and appear before the Town Council at the next Meeting - The 2 applicants with the most votes will come back to the next Town Council Meeting and be voted on.

ELK RIDGE TOWN COUNCIL MEETING - 7-14-98, CONT.

CONTRACTOR WATER It was suggested by the Building Inspector to raise the fee on the building permit for contractor water from \$20 to \$50. Contractors are using water to settle foundations. Suggestion: to use meters and charge for use. It was tried, there were too many problems with grading. It was felt \$50 was not enough over the time it takes to build a home.
Councilmember Bowen - the only way to be accurate is to install a meter and charge for use.

MOTION WAS MADE BY GARY BOWEN AND SECONDED BY VERNON FRITZ TO HAVE THE PUBLIC WORKS SUPERINTENDENT ATTACH THE WATER METER AT THE SOONEST POSSIBLE TIME AFTER THE ISSUANCE OF BUILDING PERMIT. IF THE WATER METER CAN NEEDS TO BE RESET, THEN THE CONTRACTOR WILL BE CHARGED FOR THE SERVICES. ALL HOMES UNDER CONSTRUCTION HAVE METERS ATTACHED.

VOTE: YES (4) NO (0) ABS (1) - Pam Rodriguez

SNACK MACHINE MOTION WAS MADE BY VERNON FRITZ AND SECONDED BY BRENT BLUTH TO AUTHORIZE SANDRA BOWEN TO INSTALL AND MAINTAIN A SNACK MACHINE IN THE TOWN OFFICE.

VOTE: YES (4) NO (0) ABS (1) - Pam Rodriguez

ORD./COMP. OF ELECTED AND STATUTORY OFFICIALS The salaries-benefits and Administrative policies need to be updated - Councilmember Bluth and the Mayor by the 1st meeting in August.

MOTION WAS MADE BY VERNON FRITZ AND SECONDED BY GARY BOWEN TO APPROVE ORDINANCE #98-7-14 RELATING TO COMPENSATION OF ELECTED AND STATUTORY OFFICIALS FOR ELK RIDGE TOWN WITH CORRECTIONS 1) CHANGE \$19,826 TO \$1,926 PER MONTH FOR THE TOWN CLERK, 2) THE PLAN COORDINATOR - \$10 PER HOUR WITH AN ANNUAL BUDGET OF \$6,000.

VOTE: POLL GARY BOWEN-AYE, BRENT BLUTH-AYE, VERNON FRITZ-AYE, MAYOR INGRAM-AYE,
ABS (1) - Pam Rodriguez

ELK RIDGE TOWN COUNCIL MEETING - 7-14-98, CONT.

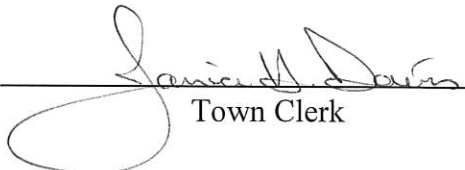
MINUTES MOTION WAS MADE BY MAYOR INGRAM AND SECONDED BY BRENT BLUTH TO APPROVE THE MINUTES OF 6-9-98 WITHED HE FOLLOWING CORRECTION: PG 99 (3RD PARAGRAPH) ADD: "LOAFER CANYON ROAD RESIDENTS".

VOTE: YES (4) NO (0) ABS (1) Pam Rodriguez

NON-AGENDA Discussion on storage of commercial vehicles.
ITEM

ADJOURNMENT MOTION WAS MADE BY MAYOR INGRAM AND SECONDED BY BRENT BLUTH TO ADJOURN THE MEETING.

VOTE: YES (4) NO (0) ABS - Pam Rodriguez



Town Clerk